Karen Johnson Davidson County
Batch# 666674 DEEDWARR
06/28/2021 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,154.16
20210628-0087165

WARRANTY DEED

DANA K GAIL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

R-SB-PR-21-107

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $311,934.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paige M. Chase	New Owner	
(NAME)	(NAME)	**114-12-0A-004.00-CO**
107 Stonecrest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AMARA R. TOWNES, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAIGE M. CHASE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 4, on the Plan of Stoneridge Townhomes, Phase 1, as shown on the plat of record in Exhibit E, of record in Instrument No. 20060721-0088352, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Amara R. Schweinberg, an unmarried woman by Warranty deed from Vy Chau, unmarried and Hannah Nguyen, unmarried, Tenants in common with rights of survivorship of record in Instrument No. 20190219-0014647 Register's Office for Davidson County, Tennessee, dated February 14, 2019 and recorded on February 19, 2019.

The said Amara R. Schweinberg having since married and now being known as Amara R. Townes.

This conveyance is subject to:
- Taxes for the year 2021 and sub sequent years.
- Plan as set forth on Exhibit " B" to the First Supplement and Amendment to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20080715-0072550, Register' s Office for said County.
- Restrictive Covenants of record in Instrument Number 20050421-0044398, and Instrument No. 20060721-0088352, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050525-0059119, Instrument No. 20050525-0088352, as amended in Instrument No. 20080201-0010773, and Instrument No. 20080715-0072550, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20060721-0088352, in the Register's Office for Davidson County, Tennessee.
- Easement to Tennessee Electric Power Company of record in Book 787, Page 3, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20050210-0052716, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20080219-0015527, in the Register's Office for Davidson County, Tennessee.
- Waterline Easement of record in Instrument Number 20080428-0042872, in the Register's Office for Davidson County, Tennessee.
- Parking Lot Easement of record in Instrument Number 20080428-0042873, in the Register's Office for Davidson County, Tennessee.
- Agreement for allowance of trailer house of record in Book 3067, Page 471, in the Register's Office for Davidson County, Tennessee.
- Sewer and Drainage Easement of record to the Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20070319-0032705, in the Register's Office for Davidson County,

Tennessee.

- Memorandum of Understanding of record in Instrument Number 20100326-0022586, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **107 Stonecrest Drive, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 4th DAY OF JUNE, 2021.

Amara R. Townes

Amara R. Townes

Austin Townes

Austin Townes

Austin Townes, spouse of Amara R. Townes, hereby joins in this conveyance and does transfer and convey any and all marital interest Austin Townes may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMARA R. TOWNES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of June, 2021.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AUSTIN TOWNES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of June, 2021.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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