QTN-1293-2021 992

Name and Address of New Owner:
Marsha Greenstein and Gary Greenstein
Marsha Greenstein and Gary Greenstein
1959 Waterford Drive
Nashville, TN 37138

Karen Johnson Davidson County
Batch# 677705 DEEDWARR
07/15/2021 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210715-0095437

Send Tax Bills To:
Marsha Greenstein and Gary Greenstein
1959 Waterford Drive
Nashville, TN 37138

This Instrument Prepared By:
Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 053-06-0A-017-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Susan M. Meador, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Marsha Greenstein and Gary Greenstein, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Phase 3, Waterford Subdivision, of record in Book 7900, page 707, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Susan M. Meador, an unmarried woman, from Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company, by Warranty Deed dated September 20, 2019 and recorded September 23, 2019 in Instrument #20190923-0096339, said Register's Office.

Being the same property conveyed to Stonehorse Real Estate Holdings, LLC from Brenda S. Ferrell, unmarried, and Cindy L. Clowers, unmarried, by Warranty Deed dated August 28, 2014 and recorded August 29, 2014 in Instrument #20140829-0079134, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of July, 2021.

_____(SEAL)
Susan M. Meador

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of July, 2021, before me personally appeared Susan M. Meador, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of July, 2021.

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 11/6/2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 2nd day of July, 2021.

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My commission expires: 11/6/24
File No. QTN-992-2021

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that his electronic document is a true and exact copy of the original document executed and authenticated according to law on 2 July 2021 (date of document).

Jennifer L. Pennell

7/2/21

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 2 day of July, 2021.

Notary's Signature

My Commission Expires: 41322

Notary's Seal

