WARRANTY DEED

Karen Johnson Davidson County
Batch# 678807 DEEDWARR
07/19/2021 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20210719-0096355

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/25/23

(AFFIX SEAL)

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division, ,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ginny U. Staggs	New Owner	160 15 0A 026.00 CO
(NAME)	(NAME)	
125 Hearthstone Manor Circle		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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 considerations, the receipt of which is hereby acknowledged, I/we **Cheryl L. Morency**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Ginny U. Staggs**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 26, as shown on the map entitled Condominium Site Plan Phase II, Hearthstone Manor, a part of Hearthstone P.U.D., of record as Plat Book 6200, Page 642 as amended in Plat Book 6250, Page 492, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cheryl L. Morency by Warranty Deed from Colette A. Moore, unmarried, dated 06/13/2013 and recorded 06/19/2013, of record in Instrument 201306190062646, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Book 6200, Page 642, as amended in Plat Book 6250, Page 492, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 5409, Page 485, Book 6424, Page 839, Book 6582, Page 154, Book 6600, Page 3, Book 6884, Page 251, Book 7053, Page 982, Book 7398, Page 907, Book 7403, Page 563, Book 6916, Page 230, Book 7393, Page 749, Book 11404, Page 149, Book 11749, Page 481, Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 7628, Page 519, Register's Office for Davidson County, Tennessee. Easement including terms and conditions thereof as recorded in Book 11651, Page 270, Register's Office for Davidson County, Tennessee. Charter of Hearthstone Manor Homeowners Association, Inc of record in Book 6437, Page 852, Register's Office for Davidson County, Tennessee. Quitclaim Deed to the Hearthstone Manor Homeowners Association, Inc of record in Book 6499, Page 739, and Book 7393, Page 746, Register's Office for Davidson County, Tennessee. Dedication of Common Areas for Hearthstone Manor Homeowners Association, Inc of record in Book 6582, Page 158, Register's Office for Davidson County, Tennessee. Amended and Restated By-Laws for Hearthstone Manor Homeowners Association, Inc of record in Book 7403, Page 568, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 125 Hearthstone Manor Circle, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 15th day of July, 2021.

Cheryl L. Morency

Cheryl L. Morency

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cheryl L. Morency, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of July, 2021.

Notary Public:
My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/15/2021.

Kimberly D. Hicks
Affiant
Date: 7/15/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 15 day of July, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON