This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-12947-SL

Karen Johnson Davidson County
Batch# 690643 DEEDWARR
08/04/2021 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1.47
20210804-0105045

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $397,000.00.

Lauren Welch
Affiant

Subscribed and sworn to before me, this the 30th day of July, 2021.

Notary Public
My Commission Expires: 6/25/25

STEPHANIE LUNA
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher James Perdue and Jennifer Lynn Perdue 8924 Sawyer Brown Road Nashville, TN 37221	Cross Country Mortgage, LLC 6850 Miller Road Brecksville, OH 44141	142-09-0H-134-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Robert L. Stewart, unmarried****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Christopher James Perdue and Jennifer Lynn Perdue, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and 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 Unit No. 8924, together with the carport designated No. 8924-C, in River Plantation, Section IX, Phase II-F, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase II-F, Condominium Apartments, recorded in Book 7900, pages 672 and 673, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, page 341, as amended in Book 9326, page 713, said Register's Office, and further described in annexation document of record in Book 9247, page 951, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section IX, Phase II-F, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, page 341-346, and annexation document in Book 9247, Page 951, Registers Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is also Subject to the covenants, conditions and restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, page 924, and annexation documents of record in Book 8494, Page 628, Book 8591, Page 251, Book 8666, Page 319, Book 8844, Page 642, as amended in Book 8975, Page 89, Book 9053, Page 256, Book 9247, page 951, and Book 9247, page 951, Register's Office for said County.

Being the same property conveyed to Robert L. Stewart and wife, Peggy D. Stewart by Warranty deed from Haury and Smith Contractors, Inc. of record in Book 9622, page 801, Register's Office for Davidson County, Tennessee, dated March 15, 1995 and recorded on March 20, 1995.

**The said Peggy D. Stewart appears to have died on or about June 26, 2012, leaving Robert L. Stewart as surviving tenant by the entirety.

This is improved property located at: **8924 Sawyer Brown Road, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of July, 2021.

GRANTOR:

Robert L. Stewart

Robert L. Stewart

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert L. Stewart, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of July, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

Certificate of Authenticity

I, Lauren Weber, do hereby make oath that I am the 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 July 30, 2021.

Lauren Weber
Affiant Signature

July 30, 2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30th day of July, 2021.

Notary's Signature
My Commission Expires: 6/25/25

Notary's Seal

