PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 691387 DEEDWARR
08/05/2021 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,709.96
20210805-0105462

W & I Ref: (DM) Title No.: 62012
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Dawn M. Vanderhoef Jennifer Scroggie 708 Say Brook Circle Nashville, TN 37221	Quicken Loans 1050 Woodward Ave Detriot, MI 48226

TAX MAP PARCEL NUMBERS: 155150A03500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$462,150.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Clyde M. Searcy, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dawn M. Vanderhoef and Jennifer Scroggie, married to each other,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Stonemeade Section III of record in Book 7900, page 478, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Clyde M. Searcy by Warranty Deed from Jeffrey Blodgett and wife, Ann Elizabeth Blodgett, dated July 30, 2007 and recorded on August 8, 2007, of record in Inst. No. 20070808-0094645, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 7900, page 478, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 7701, page 290, Book 8349, page 43, Book 8517, page 992, Book 8810, page 840, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Public Utility Easement to Harpeth Valley Utility District of record in Book 9740, page 967, said Register's Office; Charter of Stonemeade Homeowners' Association of record in Book 7920, page 728, said Register's Office; Deed of Easement and Agreement between Stonemeade Homeowners Association and Bellevue TL-AL Investors, LLC, of record in Inst. No. 20200210-0015125, said Register's Office.

This is improved property, known as 708 Say Brook Circle, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this.

Clyde M. Searcy

State of Tennessee

County of Davidson

On this 3rd day of August, 2021, before me the undersigned authority, personally appeared Clyde M. Searcy, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $462,150.00.

Affiant

Sworn and subscribed before me this .

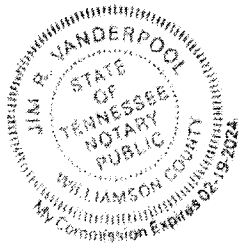
Notary

My Commission Expires: 9/29/2021

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

I Lisa Allard, 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 this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 3, 2021.

Lisa Allard, Affiant August 3,



State of Tennessee **County of Williamson**
Sworn to and subscribed before me this August 3, 2021.

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-19-2024