WARRANTY DEED

Karen Johnson Davidson County
Batch# 692554 DEEDWARR
08/06/2021 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20210806-0106395

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jonathan Stoss	Jonathan Stoss	086140B13400CO
(NAME)	(NAME)	
3424 Parkwood Court	3424 Parkwood Court	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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 **B.J. Baxter and Mary F. Baxter, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jonathan Stoss and Jenna Marie Stoss, husband and wife,** 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. 84 on the Final Plat of Fleetwood Subdivision, Phase Two, being a Planned Unit Development, of record in Plat Book 6900, Pages 738 and 739, Register's Office, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.

Being the same property conveyed to B. J. Baxter and wife, Mary F. Baxter by Warranty Deed from Ken Lokey Homes, Inc, dated 10/13/1990 and recorded 11/05/1990, of record in Book 8231, Page 143, 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 6900, Page 738 and 739, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 7170, Page 987, Book 7628, Page 6, Book 7940, Page 565, amendment to By-laws of record in Instrument 201105260040493, amendment recorded in Instrument 201906050053952, Register's Office for Davidson County, Tennessee; Stormwater Detention Agreement of record in Book 7107, Page 408, Register's Office for Davidson County, Tennessee; Articles of in Incorporation to Fleetwood Homeowners Association of record in Book 7114, Page 370, 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 ☒ 3424 Parkwood Court, Hermitage, TN 37076

(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 3rd day of August, 2021.

B.J. Baxter

Mary F. Baxter

State of New Mexico
County of Santa Fe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named B.J. Baxter and Mary F. Baxter, 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 3rd. day of August, 2021.

Notary Public:
My Commission Expires: May 13, 2023

OFFICIAL SEAL
Erika Garcia Jaramillo
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: 05/13/2023

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, Emily Manno, 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 08/03/2021.

Date

Emily Manno

Affiant Signature

08/03/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of August, 2021.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON