Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0520

Karen Johnson Davidson County
Batch# 708444 DEEDWARR
09/01/2021 12:08:19 PM 2 pgs
Fees: $13.00 Taxes: $684.50
20210901-0117885

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of August, 2021

Notary Public

Commission Expires: 11-21-22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Bobby Stillwell 402 Churchill Crossing Madison, TN 37115	NEW OWNER PO BOX 13164 Goodlettsville, TN 37072	034-03-0B-402.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jeff Stromatt, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bobby Stillwell and Sue Stillwell, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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. 402, Phase 4, Churchill Crossing, a horizontal property regime established by the Master Deed and By-Laws of record in Book 7792, Page 915, as amended in Book 7804, Page 616, Book 7845, Page 540; Book 10635, Page 110, Book 10996, Page 199 and Instrument Number 20050829-0103075, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Amendment to Master Deed of record in Book 10996, Page 199, said Register's Office, to which plan reference is hereby made for a more complete description. Reference is also made to the Boundary Plat of record in Book 7900, Page 25, said Register's Office.

BEING the same property conveyed to Jeff Stromatt, an unmarried man, by Warranty Deed from Betty Jean Stromatt, an unmarried woman, dated 12/28/2018 and recorded 12/31/2018 in Instrument Number 20181231-0126426, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 402 Churchill Crossing, Madison, TN 37115.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 23RD day of August, 2021.

Jeff Stromatt

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeff Stromatt** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 23RD day of August, 2021.

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
(Notary Seal)
SUMNER COUNTY

Notary Public
My Commission Expires: 11-21-22