Karen Johnson Davidson County
Batch# 726273 DEEDWARR
09/29/2021 11:11:30 AM 4 pgs
Fees: $23.00 Taxes: $725.20
20210929-0130906

WARRANTY DEED

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00.

Sharon R Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF SEPTEMBER, 2021.

Emily Betts
Notary Public

MY COMMISSION EXPIRES: 3/17/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Dr., Ste 400, Franklin, TN 37067

File No.: 21-CD-398

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Amanda Sadler	New owner	162090A04100CO
(NAME)	(NAME)	
5510 Country Drive #41		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Ninety-Six Thousand And No/100 Dollars ($196,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RANDY W. STEPHENSON AND CHERYL STEPHENSON, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AMANDA SADLER, a single person HEREINAFTER CALLED THE GRANTEES, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 41, Building 7 of Hickory Valley Condominiums, Phase 2, a Horizontal Property Regime, pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Plat Book 4460, Page 133 and Book 4300, Page 197, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Randy W. Stephenson and Cheryl Stephenson, husband and wife, by Warranty Deed, from Paula Anderson Wooten, married, dated September 28, 2015, recorded

September 30, 2015, of record in Instrument No. 20150930-0099453, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5510 Country Drive #41, Nashville, TN 37211
(House No.) (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 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. 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 27 day of September, 2021.

Randy W. Stephenson

Cheryl Stephenson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said county and state Randy W. Stephenson to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed

Witness my hand, at office, this [redacted] 17th day of September, 2021.

Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 26, 2022
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said county and state Cheryl Stephenson, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed

Witness my hand, at office, this 27 day of September, 2021.

Susan Harville

Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2022
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, A. Scott Hubbard, 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 September 27, 2021
Date

A. Scott Hubbard
Affiant Signature

9/28/2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28 day of September 2021.

Emily Betts
Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024