G#35024-2 BOX #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 727274 DEEDWARR
09/30/2021 10:24:45 AM 2 pgs
Fees: $13.00 Taxes: $4,806.30

20210930-0131524

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,299,000.00.

Sandra Marie Perdue
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2021

Notary Public

MY COMMISSION EXPIRES: 12/14/24

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sandra M. Perdue and Joseph A. Perdue	Wells Fargo Bank, N.A.	103 14 0H 001.00 CO
(NAME)	(NAME)	
75 B Brookwood Terrace	P. O. Box 51162	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Los Angeles, CA 90051-5462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephenson Home Co, LLC,*** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sandra M. Perdue and Joseph A. Perdue, wife and husband,** 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: * a Tennessee limited liability company

LAND in Davidson County, Tennessee, being Unit No. 1 on the Plan of 75 Brookwood Terrace Homes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 75 Brookwood Terrace Homes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200518-0051282, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 75 Brookwood Terrace Homes, shown on Exhibit "B" to the said Declarations of record in Instrument No. 20200518-0051282, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being part of the same property conveyed to Stephenson Home Co, LLC by deed dated February 7, 2020 from Doris A. McMinnis of record in Instrument No. 20200210-0014837, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 75 B Brookwood Terrace, Nashville, TN 37205
(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 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.

Witness my/our hands this 29th day of September, 2021.

Stephenson Home Co, LLC, a Tennessee limited liability company

By: H Stephenson
Hannah Stephenson, Managing Member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Hannah Stephenson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be **Managing Member** of **Stephenson Home Co, LLC*** and that she as such **Managing Member** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as **Managing Member.** * a Tennessee limited liability company

WITNESS my hand and seal this 29th day of September, 2021.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

File No.: 21-Perdue