Name and Address of New Owner:
Jason S. Stewart and Kimberly Stewart
5149 Mountainbrook Circle
Hermitage, TN 37076

Send Tax Bills To:
Jason S. Stewart and Kimberly Stewart
5149 Mountainbrook Circle
Hermitage, TN 37076

This Instrument Prepared By:
Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 085-04-0A-306-00

Karen Johnson Davidson County
Batch# 728209 DEEDWARR
10/01/2021 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20211001-0131982

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kama N. Upton, unmarried, and Keith Umbaugh** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jason S. Stewart and Kimberly Stewart, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 306 on the Final Plat, The Reserve at Stone Hall, Phase 1, Section 3A, Planned Unit Development, of record in Instrument #20150729-0074430, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kama N. Upton, unmarried, and Keith Umbaugh, unmarried, from Mark Allen Setash, unmarried, by Warranty Deed dated April 16, 208 and recorded April 20, 208 in Instrument #20180420-0037431, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of September, 2021.

Kama N. Upton (SEAL)

Keith Umbaugh (SEAL)

STATE OF Florida
COUNTY OF Pasco

On this 29th day of September, 2021, before me personally appeared Kama N. Upton and Keith Umbaugh, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of September, 2021.

TYNEKA C. JOHNSON
Notary Public - State of Florida
Commission # HH 069732
My Comm. Expires Dec 7, 2024
Bonded through National Notary Assn.

Notary Signature
My commission expires: 12-7-2024

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $675,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 29th day of September, 2021.

Notary Signature
My commission expires: 4/23/2025

Crystal Johnson
State of Tennessee Notary Public
Sumner County

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 9/29/2021 (date of document).

Affiant Signature

9/29/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 29 day of Sept., 2021.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee Notary Public
Sumner County

202110010131982