WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 749025 DEEDWARR
11/03/2021 02:16:55 PM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20211103-0147327

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Terry Stone and Kellee Stone	New Owners	
(NAME)	(NAME)	**083-13-0B-101.00-CO**
6107 Hillsboro Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 consideration, the receipt of which is hereby acknowledged, **STEPHEN SCHORNER AND WIFE, ALEXIS SCHORNER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TERRY STONE AND KELLEE STONE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee being Unit 101, 37206 Building Condominiums, as established by Master Deed of record in Instrument No. 20051006-0120763; amended in Instrument No. 20051027-0129747 and shown as Exhibit "A" to the amendment of record in Instrument No. 20061023-0131425; re-recorded in Instrument No. 20061101-0135575; re-recorded in Instrument No. 20061113-0140782, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Stephen Schoner and wife, Alexis Schoner by Special Warranty deed from US Bank National Association of record in Instrument No. 20100825-0067344 Register's Office for Davidson County, Tennessee, dated August 13, 2010 and recorded on August 25, 2010. (Value of consideration shown in aforementioned deed $71,000.00.)

Being the same property conveyed to El Zora Enterprises LLC, a Tennessee limited liability company by Quitclaim deed from Stephen Schoner and wife, Alexis Schoner of record in Instrument No. 20100825-0067345 Register's Office for Davidson County, Tennessee, dated August 16, 2010 and recorded on August 25, 2010. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Stephen Schorner and wife, Alexis Schorner by Quitclaim deed from El Zora Enterprises LLC, a Tennessee limited liability company of record in Instrument No. 20130315-0026000 Register's Office for Davidson County, Tennessee, dated March 13, 2013 and recorded on March 15, 2013. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 1009 Fatherland Street 101 Nashville, Tennessee 37206.

This conveyance is subject to:
• Taxes for the year 2021, which are due and payable October 1, 2021, but not delinquent until March 1, 2022, RE: 083-13-0B-101.00-CO
• The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 37206 Building of record in Instrument Number 20051006-0120763, amended in Instrument No. 20051027-0129747, Instrument No. 20061023-0131425, re-recorded in Instrument No. 20061101-0135575, re-recorded in Instrument No. 20061113-0140782, amended in Instrument No. 20070112-0005378 and Instrument No.

20140117-0004964, Register's Office for Davidson County, Tennessee.
- Charter in Instrument 20061109-0139403, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument 20051114-0136915, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers, etc., in Instrument 20051117-0139055, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1009 Fatherland Street, Nashville, Tennessee 37206**.

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), their heirs and 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), 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 hand(s) this the 1 DAY OF NOVEMBER, 2021.

Stephen Schorner

Alexis Schorner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN SCHORNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of November, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GRONES NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/07/2023 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEXIS SCHORNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of November, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GRONES NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/07/2023 DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212