Karen Johnson Davidson County
Batch# 752412 DEEDWARR
11/10/2021 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20211110-0150058

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this 3rd day of November, 2021.

Notary Public:
My Commission Expires: 7/2/2024

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Matthew F. Stewart 500 Edwin Street ~~317 Isaac Drive~~ Nashville, TN 37207 ~~Goodlettsville, TN 37072~~	New Owner	018-03-0-037.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jollerland, LLC, a limited liability company** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Matthew F. Stewart, a single man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND located in Davidson County, Tennessee, being all of Lot No. 73 on the Plan of Connell Estates, Section 3, of record in Plat Book 3600, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Jollerland, LLC, a limited liability company, by Warranty Deed from Brian L. Shipman, Trustee under the Revocable Trust of A. Lamar Shipman dated December 6, 2011, said Warranty Deed being dated 2/17/2017 and recorded 2/22/2017 in Instrument Number 20170222-0017897, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Restrictive Covenants of record in Book 3672, Page 251, Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement in Book 4805, Page 977, Register's Office for Davidson County, Tennessee.

Easement to U.S. Sprint Communications Company in Instrument Number 20140114-0003779, Register's Office for Davidson County, Tennessee.

All existing easements and all other matters shown on plat of record in Plat Book 3600, Page 31, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (_XX_) improved (____) unimproved property, known as: 317 Isaac Drive, Goodlettsville, TN 37072

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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 3rd day of November, 2021.

Jollerland, LLC

BY:_____
Devon J. Sutherland, Member

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally, appeared before me, the undersigned, a notary public in and for said county and state, the within named **Devon J. Sutherland**, with whom I am personally acquainted, and who, proved himself to be **a Member of Jollerland, LLC.,** a Tennessee limited liability company, the bargainor, and who being authorized to do so, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 3rd day of November, 2021.

Notary Public:

My commission expires: 10/18/22

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Brenda Huntsman, 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 11-3-21.

Date

Brenda Huntsman

Affiant Signature

11-4-21

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 4th day of November, 2021.

Notary's Signature

My Commission Expires: 7/2/2024

Date

Notary's Seal (if on paper)

