WARRANTY DEED

Karen Johnson Davidson County
Batch# 755582 DEEDWARR
11/16/2021 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20211116-0152434

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $695,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/20/2025

(AFFIX SEAL)

ELIZABETH G. COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elizabeth Waterman	Same as newowner	
(NAME)	(NAME)	
4742 Sterling Cross		172140B207.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 considerations, the receipt of which is hereby acknowledged, **we Sophie A. Stevens and Matthew Stevens, wife and husband**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Elizabeth Waterman and Shawn Keith, wife and husband**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 207 on the Plan of Final Plat for Winfield Park, Phase 1, Section 2, Revision 2, of record as Instrument No. 20000225-0018480, as revised as Instrument No. 20010313-0024087, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Sophie A. Stevens and Matthew Stevens, wife and husband by Warranty Deed from Zachary E. Morgan and Barbara Morgan, husband and wife dated 12/02/2016 and recorded 12/08/2016, of record in Instrument 201612080128760 and Scrivener's Affidavit recorded on 201709250097792, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Instrument 200002250018479, in the Register's Office for Davidson County, Tennessee. 10. All matters shown on the plat of record in Plat Instrument 200002250018480 and revised on Instrument 200103130024087, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 11113, Page 691, and Instrument 200012110122000, Register's Office for Davidson County, Tennessee. Ingress/Egress Easement including terms and conditions thereof as recorded in Book 5552, Page 857, in the Register's Office for Davidson County, Tennessee. Easement Agreement as recorded in Book 11124, Page 852, in the Register's Office for Davidson County, Tennessee. Easement including terms and conditions thereof as recorded in Book 11357, Page 909, in the Register's Office for Davidson County, Tennessee. Ingress/Egress Easement including terms and conditions thereof as recorded in Book 11628, Page 204, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement Easement including terms and conditions thereof as recorded in Book 11744, Page 254, in the Register's Office for Davidson County, Tennessee. Dedication Easement including terms and conditions thereof as recorded in Instrument 200310280158321, in the Register's Office for Davidson County,

Tennessee. Quitclaim Deed to the Homeowner's Association of record in Instrument 200205150059530, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4742 Sterling Cross, Nashville, TN 37211

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 5th day of November, 2021.

Sophie A. Stevens

Matthew Stevens

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sophie A. Stevens and Matthew Stevens, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of November, 2021.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPTION NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **November 5, 2021**.

Affiant Signature

11/5/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

__ **5th** day of **November**, 20 21.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON