Karen Johnson Davidson County
Batch# 758717 DEEDWARR
11/22/2021 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20211122-0154538

Name and Address of New Owner:
Paula Stonerock
411 Hadley Avenue
Old Hickory, TN 37138

Send Tax Bills To:
Primary Residential Mortgage
1480 North 2200 West
Salt Lake City, UT, 84116

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 044-11-0-057.00

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, **Tammy McGee, a married woman and Rochelle Walker, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Paula Stonerock, a unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Section "A", Village of Old Hickory, of record in Plat Book 1424, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tammy McGee, a single person, by Warranty Deed from Christine M. Callaghan, married, of record in Instrument No. 20060915-0114497 Register's Office for Davidson County, Tennessee, dated September 08, 2006 and recorded on September 15, 2006. (Value of consideration shown in aforementioned deed $99,900.00.)

Being the same property conveyed to Tammy McGee and Rochelle Walker by Quitclaim Deed from Tammy McGee, of record in Instrument No. 20200406-0036370 Register's Office for Davidson County, Tennessee, dated March 27, 2020 and recorded on April 06, 2020. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 411 Hadley Avenue, Nashville, Tennessee 37138.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 12th day of November, 2021.

_____ (SEAL)
Tammy McGee

_____ (SEAL)
Rochelle Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tammy McGee and Rochelle Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

SARAH LILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal this 12th day of November, 2021.

_____
Notary Public
My commission expires: 5-5-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $225,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
12th day of November, 2021.

_____
Notary Public
My commission expires:_____

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES DECEMBER 12, 2022 WILSON COUNTY

File No. ST-21-294

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 11/12/21.

Date

Celia Stewart-Rouse

Affiant Signature

11/12/21

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 12th day of NOV, 2021.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

