STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $315,000.00

Affiant

Subscribed and sworn to before me, this 22 day of November, 2021.

M. Catherine Clearwaters

Notary Public

My commission expires:
1-6-25

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

Karen Johnson Davidson County
Batch# 760460 **DEEDWARR**
11/24/2021 10:53:03 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20211124-0156013

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James Stofan **Ronald Roth**	New Owner	**034070A14100CO**
135 Harbor Village Drive		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jon R. Selim, married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Stofan and Ronald Roth, both married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 119, on the Plan of Harbor Village, Phase IV, of Townhomes Property Line Exhibit, Revision I, a Horizontal Property Regime with Private Elements, Harbor Village Drive, as of record in Instrument No. 20030611-0080857, as amended in Instrument No. 20030723-0102986, as further amended in Instrument No. 20050120-0007505, and corrected in Surveyor's Certificate of Correction recorded as Instrument No. 20050729-0088636, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Jon R. Selim, by Special Warranty Deed from U.S. Bank National Association as Trustee for RALI 2006QA2, by Residential Funding Company, LLC, its duly authorized Attorney-in-Fact, dated October 3, 2012, of record in Instrument No. 20121129-0109555, in the Register's Office for Davidson County, Tennessee. Subject property was never the sole primary residence of said Grantor, his spouse, heirs, nor assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 135 Harbor Village Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Jon R. Selim Date: 11-22-21

Jon R. Selim

STATE OF TN

COUNTY OF SUMNER

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

Witness my hand, at office, this 22nd day of November, 2021.

D Paulsson

NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON NOTARY PUBLIC TENNESSEE COUNTY OF SUMNER