Karen Johnson Davidson County
Batch# 763621 DEEDWARR
12/01/2021 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20211201-0158392

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

J-SH-21-511A

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:	PARCEL NUMBER:
Anthony Giebel and Sarah Smist	New owners	
(NAME)	(NAME)	090-16-0V-001.00-CO
511A River Rouge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, TRACY STEPHENS AND JULIE STEPHENS, HUSBAND AND WIFE, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto SARAH CARISSA SMIST AND ANTHONY JAMES GIEBEL, WIFE AND HUSBAND, 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 No. A on the Plan of 511 A 511 B River Rouge Drive Townhomes, a Townhouse Planned Unit Development, as shown on Exhibit "B" of 511 A 511 B River Rouge Drive Townhomes, of record in Instrument No. 20210422-0054215, 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 a portion of the same property conveyed to Tracy Stephens and Julie Stephens by Warranty deed from Phong H. Truong and Thanh T. Nguyen, husband and wife of record in Instrument No. 20210407-0045497 Register's Office for Davidson County, Tennessee, dated April 05, 2021 and recorded on April 07, 2021.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210422-0054215, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3033, Page 638, in the Register's Office for Davidson County, Tennessee.
- Sewerage System Agreement of record in Book 2593, Page 566, in the 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: 511A River Rouge Drive, Nashville, Tennessee 37209.

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 22nd DAY OF NOVEMBER, 2021.

Tracy Stephens

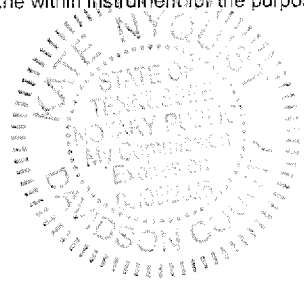
Julie Stephens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRACY STEPHENS, 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 22nd of November, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

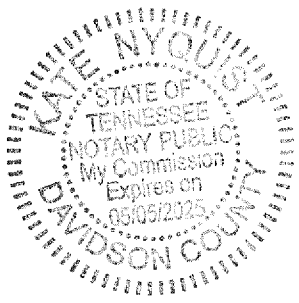


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE STEPHENS, 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 22nd of November, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)



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

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **11/22/2021** (date of document).

Affiant Signature

11/22/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22** day of **November**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

