BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 771576 **DEEDWARR**
12/10/2021 11:11:32 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20211210-0164031

File #21-2120-A*-V

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 THE 12 DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THOMAS D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tyler Pennington	**Same as New Owner**	
(NAME)	(NAME)	
2317 Cruzen Street		**104-16-0E-008.00-CO**
(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 consideration, the receipt of which is hereby acknowledged, **ANDREW STEWART AND LAURA STEWART, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TYLER PENNINGTON, A MARRIED PERSON** 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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. A8 of Albemarle Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Albemarle Condominiums, of record under Instrument No. 20060309-0027782, as amended in Instrument No. 20070131-0012862, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed and said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the Amendment to the aforementioned Master Deed.

Being the same property conveyed to Andrew Stewart and Laura Stewart, husband and wife by Warranty deed from Sara L. Rosson, unmarried of record in Instrument No. 20170407-034185 Register's Office for Davidson County, Tennessee, dated March 24, 2017 and recorded on April 07, 2017.

This conveyance is subject to:
* Taxes for the year 2021 and subsequent years.
* Covenants, Conditions and Restrictions of record in Instrument Number 20060309-0027782 as amended in Instrument No. 20070131-0012862, Register's Office for Davidson County, Tennessee
* Charter for The Albemarle Condominium Association, Inc. of record in Instrument Number 20060314-0029491, 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 ____ **unimproved** __X___ **improved** property known as: **2120 Belmont Boulevard, A-8, Nashville, TN 37212**

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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 8th day of December, 2021.

Andrew Stewart

Laura Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of December, 2021, before me personally appeared Andrew Stewart, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of December, 2021.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of December, 2021, before me personally appeared Laura Stewart, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of December, 2021.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204