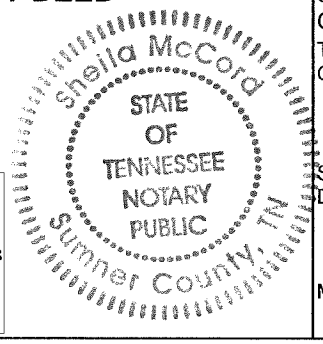
WARRANTY DEED



Karen Johnson Davidson County
Batch# 777419 DEEDWARR
12/21/2021 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20211221-0168587

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES: 2/1/23

(AFFIX SEAL)

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
John K. Almgren	John K. Almgren	075150A13900CO
(NAME)	(NAME)	
139 Stoners Glen Drive	139 Stoners Glen Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, I/we **Mildred C. Armstrong, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **John K. Almgren, an unmarried man**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot/Unit No. 139, on the Plan of Phase One, Stoner's Glen, of record in Instrument No. 200005260052598, and corrected in Instrument No. 20010117-0005055, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mildred C. Armstrong, unmarried by Warranty Deed from James L. Curtis and wife, Linda R. Curtis, dated 07/11/2007 and recorded 07/13/2007, of record in Instrument 200707130083887, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2021 have been paid, prorated as of the day of closing and assumed by the Grantee herein; All matters shown on the plat of record in Plat Instrument 200005260052598 and Surveyor's Certificate of Correction record in Plat Instrument 200101170005055, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 200005260052723, and Amendment Declarations of record in Instrument 200012150123565, Instrument 200201150006136, Instrument 200401150006286 and Instrument 201608290090242 and Surveyor's Certificate of Correction of Instrument 200407120082694, Register's Office for Davidson County, Tennessee; Articles of Organization of Stoner's Glen, LLC record in Instrument 200004050034463, Register's Office for Davidson County, Tennessee; Charter of Stoner's Glen Townhouse Corporation of record in Instrument 200005260052724 and Amendment to Charter of record in Instrument 200201160006779, 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 ☒ 139 Stoners Glen Drive, Hermitage, TN 37076

(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 3rd day of December, 2021.

Mildred C. Armstrong

Mildred C. Armstrong

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 Mildred C. Armstrong, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of December, 2021.

Notary Public:
My Commission Expires: 2/1/23

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

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

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 12.3.2021.

Tracey Trumphour
Affiant
Date: 12.3.2021

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 3 day of December, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY