Karen Johnson Davidson County
Batch# 777560 DEEDWARR
12/21/2021 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20211221-0168762

# WARRANTY DEED

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Patricia Breen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2021

Eliza Whitfield
Notary Public

MY COMMISSION EXPIRES: 5-5-2025

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Kevin Groves | Kevin Groves | 151010A09800CO |
| (NAME) | (NAME) | |
| 3317 Milbridge Dr. | 3317 Milbridge Dr. | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Antioch, TN 37013 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Dereck R. Stewart and Cynthia E. Stewart, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey **Kevin Groves, married, and Courtney Groves, unmarried, as joint tenants with rights for survivorship,** 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. 98 on the Plan of Chatham Pointe, a Planned Unit Development, as of record in Plat Book 6900, Pages 444-447, Register's office for said county, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Derek R. Stewart and wife, Cynthia E. Stewart, by deed of record in Book 9458, Page 749, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3317 Milbridge Dr., Antioch, TN 37013
(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 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 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 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.

Witness my/our hands this 13th day of December, 2021.

Dereck R. Stewart

Cynthia E. Stewart

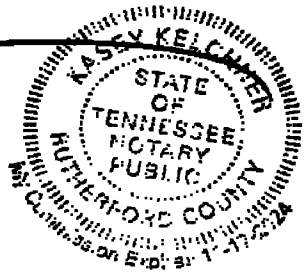
State of Tennessee
County of Davidson

Personally appeared before me Dereck R. Stewart and Cynthia E. Stewart, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of December, 2021.

Notary Public _____
My Commission Expires: _____

File No.: 16099



**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 12/17/2021 (date of document).

Affiant Signature

12/17/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 17th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY SEAL