Karen Johnson Davidson County
Batch# 788645 DEEDWARR
01/12/2022 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $4,717.50
20220112-0004261

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WENDY JONES, ET VIR	Same	**103-01-0N-002.00-CO**
(NAME) **6040 HILL CIRCLE DRIVE**	(NAME) Same	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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 ACKNOWLEDGED, **WE, STONEHOUSE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WENDY JONES AND BENJAMIN JONES, WIFE AND HUSBAND,** 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 Unit B, as set out, described, and depicted in Declarations of Covenants, Conditions, and Restrictions for a Horizontal Property Regime with Private Elements for 6038 Hill Circle Homes, of record in Instrument No. 20191227-0133805, Davidson County Register of Deeds, to which reference is hereby made for a more complete description of said real property.

Being the same property conveyed to Clifford R. Simpson, a married man, from Federal National Mortgage Association by special warranty deed dated September 30, 2010of record in Instrument No. 20101014-0082370, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Simpson Revocable Trust u/a/d November 16, 1995 from Clifford R. Simpson, a married man, by quitclaim deed dated April 10, 2014 of record in Instrument No. 20140609-0049818, said Register's Office. Further, being a portion of the same property conveyed to Stonehouse Construction, LLC, a Tennessee Limited Liability Company, from Clifford R. Simpson, Trustee of the Simpson Revocable Trust U/A/D November 16, 1995, by Quitclaim Deed dated September 16, 2019, of record in Instrument No. 20190926-0097898, said Register's Office.

This conveyance is subject to Declarations of Covenants, Conditions, and Restrictions for a Horizontal Property Regime with Private Elements for 6038 Hill Circle Homes, of record in Instrument No. 20191227-0133805; Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20200521-0053089, and any and all easements, conditions and restrictions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **6040 HILL CIRCLE DRIVE, NASHVILLE, TN 37209**
(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 hand this 17th day of December, 2021.

STONEHOUSE CONSTRUCTION, LLC
A Tennessee Limited Liability Company

Douglas M. Simpson, Chairman & President

By: Douglas M. Simpson, Chairman & President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Douglas M. Simpson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chairman and President of **STONEHOUSE CONSTRUCTION, LLC,** the within-named bargainor, a Tennessee Limited Liability Company, and that he as such Chairman and President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **STONEHOUSE CONSTRUCTION, LLC,** by himself as such Chairman and President.

Witness my hand and official seal at office this 17th day of December, 2021.

My commission expires: **May 2, 2022**



Lee A. Cohen

Notary Public

Tennessee Certification of Electronic Document

I, John A. Bell Jr., 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 DEC 17 2021 (date of document).

Affiant Signature

DEC 22 2021
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 22 day of DEC, 2021.

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 1/6/25