THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 793215 **DEEDWARR**
01/19/2022 12:41:23 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20220119-0007375

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
JoAnn Crolli 9901 Trailwood Dr, Apt 1148 Las Vegas, NV 89134-6676	New owner	172-12-0D-015.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Shelia Stewart Painter and Joshua David Stewart, as joint tenants with right of survivorship**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **JoAnn Crolli**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B-5 of Section One, The Town Center Homes at Lenox Village, of record in Instrument No. 20031120-0169460, and as depicted on Exhibit "B", in Instrument No. 20031212-0178492, Registers office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, el seq., of Tennessee Code Annotated, and to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shelia Stewart Painter and Joshua David Stewart, as joint tenants with right of survivorship, by Warranty Deed from Cynthia Ann Smiley, a single person, of record on 02/23/2018, at Instrument No. 20180223-0017486, Davidson County Register of Deeds.

This is property commonly known as 7003 Lenox Village Drive, B5, Nashville, TN 37211
Note that a street address is not part of a legal description.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 18 **day of January, 2022**:

Shelia Stewart Painter

Joshua David Stewart

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shelia Stewart Painter and Joshua David Stewart,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18 day of January, 2022:

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$240,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 10th DAY OF January, 2022.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022