Karen Johnson Davidson County
Batch# 805491 DEEDWARR
02/15/2022 12:12:30 PM 2 pgs
Fees: $13.00 Taxes: $13,505.00
20220215-0017457

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 220139083** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $3,650,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 4th day of February, 2022.<br><br>Notary Public<br>My Commission Expires: |

LATASHA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 2, 2024

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Adam Stern and Kristin Stern<br>5894 E Ashland Drive<br>Nashville TN 37215 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>144 12 0 039.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DeferMyGain.com, LLC, Trustee of The PGT Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adam Stern and Kristin Stern, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Otter Creek Hills, as of record in Book 2900, Pages 110 and 111, Register's Office, Davidson County, Tennessee.

Said Lot No. 13 fronts 191 feet on the Southerly side of East Ashland Drive, and runs back 338 feet on the Easterly line and 397.8 feet on the Westerly line, which is a broken line, to a dead line in the rear measuring 130 feet thereon.

Being the same property conveyed to DeferMyGain.com, LLC, Trustee of The PGT Trust, by Quitclaim Deed from Jonathan L. Smith, Married, of record in Instrument No. 20220125-0009043, in the Register's Office of Davidson County, Tennessee, dated January 24, 2022 and recorded on January 25, 2022.

Being the same property conveyed to Jonathan L. Smith, married, by Warranty Deed from Sally Ann Cartwright now known as Sally Rutledge, unmarried, of record in Instrument No. 20200804-0086100, in the Register's Office of Davidson County, Tennessee, dated August 03, 2020 and recorded on August 04, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Otter Creek Hills, as recorded in Plat Book 2900, Page(s) 110 & 111.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3255, Page 387.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7814, Page 517.

This is improved property located at 5894 E Ashland Drive Nashville TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 4th day of February, 2022.

PGT Trust

DeferMyGain.com, LLC, Trustee by M. Todd Jackson, President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, M. Todd Jackson, with whom I am personally acquainted, and who acknowledged himself to be the President of DeferMyGain.com, LLC, Trustee of the PGT Trust the within named bargainer, and that they as such Trustee, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of February, 2022.

Notary Public
My Commission Expires: _____

LATRISHA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
September 2, 2024

I Lisa Allard, 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 February 4, 2022.

Lisa Allard, Affiant February 4, 2022

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

**State of Tennessee** **County of Williamson**
Sworn to and subscribed before me this February 4, 2022.

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-19-2024