Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: RES-22-1803

Name and Address of New Owner:
Heidi Carlone and David Carlone
1803 Hillside Avenue
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 808073 DEEDWARR
02/18/2022 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $3,281.90
20220218-0018936

Send Tax Bills To:
New American Funding
P.O. Box 650076
Dallas, TX 75265

This Instrument Prepared By:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 105-09-2A-001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jeffrey Stewart and Christine Marie Stewart, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Heidi Carlone and David Carlone, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A established pursuant to the Declaration of Covenants, Conditions and Restrictions for 1803 Hillside Properties, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20150324-0025042, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey Stewart, an unmarried man, and Christine Broda, an unmarried woman, from Cheryl Herron by Warranty Deed dated August 5, 2016 and recorded September 8, 2016 in Instrument #20160908-0094512, the Register's Office of Davidson County, Tennessee. The said Jeffrey Stewart and Christine Broda, are now married to each other. Christine Broda is now known as Christine Marie Stewart.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of February, 2022.

_____ (SEAL)
Jeffrey Stewart

_____ (SEAL)
Christine Marie Stewart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of February, 2022, before me personally appeared Jeffrey Stewart and Christine Marie Stewart, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of February, 2022.

_____
Notary Signature
My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $887,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Sworn to and subscribed before me this 8th day of February, 2022.

_____
Notary Signature
My commission expires: 3/3/25

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Christy Burkhalter, 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 9, 2022.

Christy Burk
Affiant Signature

2/8/22
Date

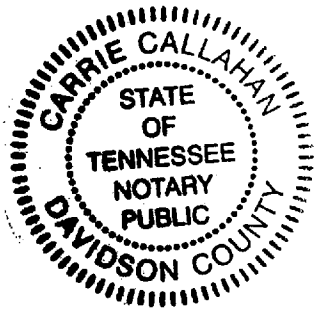
State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 8 day of February, 2022.

Carrie Callahan
Notary's Signature

My Commission Expires: 3/3/25

Notary's Seal



File No. RES-22-1803