Karen Johnson Davidson County
Batch# 808890 DEEDWARR
02/22/2022 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20220222-0019732

36879

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $535,000.00.

Affiant

Subscribed and sworn to me on 02/08/22.

NOTARY PUBLIC
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mark Douglas Felan Jennifer Susan Felan 907 Catlow Court Brentwood, TN 37027	Capstar Bank 2002 Richard Jones Road Suite A300 Nashville, TN 37215	171 04 0C 047.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Charles E. Stevens and Marlese E. Stevens, Husband and Wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Mark Douglas Felan and Jennifer Susan Felan, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 47 as set forth in the Master Deed and Bylaws for Barrington Place, a Horizontal Property Regime With Private Elements, of record in Instrument No. 20050914-0110701 and corrected in Instrument No. 20051025-0128696; as amended in Instrument No. 20170227-0019505; Instrument No. 20170227-0019506 and Instrument No. 20180827-0084426, P.U.D. Boundary Survey of record in Instrument No. 20050404-0036360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property. Description is the same as the previous deed of record.
>
> Being the same property conveyed to Charles E. Stevens and Marlese E. Stevens, Husband and Wife, by Warranty Deed from Yang Chen, of record in Instrument No. 20181218-0122790, in the Register's Office of Davidson County, Tennessee, dated December 14, 2018 and recorded on December 18, 2018.
>
> This is improved property known as 907 Catlow Court, Brentwood, Tennessee 37027.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public

Witness my hand and official seal on 02/08/22.

Charles E. Stevens

Marlese E. Stevens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 02/08/22, before me personally appeared Charles E. Stevens and Marlese E. Stevens, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 02/08/22.

NOTARY PUBLIC

My Commission Expires: 11-6-24

PATRICIA S HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 2/9/2022.

George E. Mudter, Jr.
Dated 2/9/2022

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 2/9/2022

My commission expires 10/2/2023

