WARRANTY DEED

RACHEL STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: July 9, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Erik Nielsen	New Owner	
(NAME)	(NAME)	
2302 Aubrey Drive		08411014000
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **we Cory Stout and Meghan Gartland, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Erik Nielsen and Lindsay Cowan, husband and wife**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, Being Lot No. 247, on the plan of a Subdivision of C.R. Quarles Lands - Maplecrest, of record in Book 1835, Page 28, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cory Stout and Meghan Gartland, husband and wife by Warranty Deed from Derrick Beaird and Martha Elizabeth Smith, now known as Martha Elizabeth Beaird, husband and wife, dated 04/03/2018 and recorded 05/02/2018, of record in Instrument 201805020041724, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 1835, Page 28, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 1874, Page 452, Register's Office for Davidson County, Tennessee.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2302 Aubrey Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1580667
Warranty Deed TN

Karen Johnson Davidson County
Batch# 812193 **DEEDWARR**
02/28/2022 09:47:29 AM 2 pgs
Fees: $13.00 Taxes: $1,507.75

20220228-0022134

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 24th day of February, 2022.

Cory Stout

Meghan Gartland

State of INDIANA
County of Monroe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cory Stout and Meghan Gartland, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of February, 2022.

Notary Public: Christina Bizzell-Redden
My Commission Expires: 11/5/2028

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CHRISTINA BIZZELL-REDDEN
Notary Public - Seal
Monroe County - State of Indiana
Commission Number NP0729773
My Commission Expires Nov 5, 2028