Karen Johnson Davidson County
Batch# 819902 DEEDWARR
03/11/2022 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20220311-0028112

WARRANTY DEED

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. JN-21-1008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,999,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis Deruelle and Erin Martin Deruelle	NEW OWNERS	
(NAME)	(NAME)	
6616 Ellwood Court	6616 ELLWOOD COURT	129-06-0-028.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	NASHVILLE, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, I/we, **Stillwater Construction and Development, LLC.,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dennis Deruelle and Erin Martin Deruelle, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 143 on the Plan of Resubdivision of Lots 143 and 144 of West Meade Park, Inc Section 4 of record in Instrument No. 20190520-0047583, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Gretchen Napier by Warranty deed from Justin William Roddick and Rachel H. Roddick, husband and wife of record in Instrument No. 20180130-0009560 Register's Office for Davidson County, Tennessee, dated December 15, 2017 and recorded on January 30, 2018.

Being the same property conveyed to Justin Roddick and Rachel Roddick, husband and wife by Quitclaim deed from Gretchen Napier of record in Instrument No. 20190904-0088977 Register's Office for Davidson County, Tennessee, dated September 03, 2019 and recorded on September 04, 2019.

Being the same property conveyed to Brickhouse Productions, LLC, a Tennessee limited liability company by Warranty deed from Justin Roddick and Rachel Roddick, husband and wife of record in Instrument No. 20200116-0005919 Register's Office for Davidson County, Tennessee, dated January 14, 2020 and recorded on January 16, 2020.

Being the same property conveyed to Stillwater Construction and Development, LLC, a Tennessee limited liability company by QuitClaim deed from Brickhouse Productions, LLC, a Tennessee limited liability company of record in Instrument No. 20200602-0056312 Register's Office for Davidson County, Tennessee, dated May 26, 2020 and recorded on June 02, 2020. Being also known as 6616 Ellwood Court Nashville, Tennessee 37205.

This property was not used as a primary residence.

This is property more commonly known as 6616 Ellwood Court, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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 my/our hand this 11th day of February, 2022.

Stillwater Construction and Development, LLC, a Tennessee Limited Liability Company

By: Anthony Mitchell
Anthony Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Shannon ONeill of the state and county mentioned, personally appeared Anthony Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Stillwater Construction and Development, LLC, the within named bargainor, a Limited Liability Company, and that such Anthony Mitchell as such _____, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

Witness my hand and seal, at office in Davidson Co., this 11th day of February, 2022.

Shannon ONeill
Notary Signature

Printed Name: Shannon ONeill

My commission expires: 11/10/2024

SHANNON ONEILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Jill Neely, 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 02/11/2022.

Date

Jill M Neely

Affiant Signature

03/02/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of March, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)