Karen Johnson Davidson County
Batch# 821207 DEEDWARR
03/14/2022 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,668.70
20220314-0029142

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220239613**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $451,000.00. Affiant Subscribed and sworn to before me, this 4th day of March, 2022. Notary Public My Commission Expires: February 20, 2023

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: Martin Putnam Stowell and Auretta Brianna Stowell 1425 Scarcroft Lane Nashville TN 37221	Send Tax Bills To: SIRVA Mortgage Inc. 6200 Oak Tree Blvd. Ste 300 Independence, OH 44131	Tax Information: Tax Parcel ID No. 141 05 0A 157.00

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, **Lauren Ferzoco, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Auretta Brianna Stowell and Martin Putnam Stowell, a married couple** ("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. 157 on the Plan of Avondale Park, Phase 2, Section 4, "Cluster Lot Subdivision" of record in instrument No. 20110208-0011100 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lauren Ferzoco, unmarried, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20140821-0076340, in the Register's Office for Davidson County, Tennessee, dated August 20, 2014 and recorded on August 21, 2014.

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 Avondale Park, Phase 2, Section 4, "Cluster Lot Subdivision", as recorded in Instrument No. 20110208-0011100.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Harpeth 40 mobile home park, as recorded in Plat Book 4300, Page(s) 49.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20081203-0117452, amended in Instrument Nos. 20090331-0028791, 20101223-0102254 and 20190313-0023161.

Easement recorded in Book 341, Page 277; Book 350, Page 371; Book 362, Page 561; Book 513, Page 396; Book 787, Page 7; Book 840, Page 540; Book 1237, Page 674; Book 3033, Page 185; Book 3369, Page 316; Book 4118, Page 694; Book 4228, Page 635; Book 4273, Page 280; Book

4364, Page 895; Book 10748, Page 876; Instrument Nos. 20021017-0127902 and 20140114-0003778, Affidavit recorded in Instrument No. 20140416-0031703.
Easement for Road, recorded in Book 4116, Page 151.

Easement for Transmission Line, recorded in Book 4193, Page 903.

Easement for Access, recorded in Instrument No. 20041207-0145662.

Easement for Water Line, recorded in Instrument No. 20080818-0084836, Resolution Regarding Abandonment of Easement Rights recorded in Instrument No. 20080826-0087638.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20090814-0076610.

Oil and Gas Lease recorded in Book 3084, Page 317.

Standard Lease Agreement recorded in Book 4494, Page 882.

All of the terms and provisions set forth and contained in that certain Lease between Buck Allison Inc., Lessor, and The Lamar Corporation, Lessee, recorded in Book 6078, Page 619.

All of the terms and provisions set forth and contained in that certain Lease between Michael R. Allison, Lessor, and National Advertising Company, a Delaware corporation, Lessee, a memorandum of which is recorded in Book 10023, Page 638.

Contract recorded in Book 5348, Page 362, assigned in Book 5902, Page 469 and Instrument No. 20041207-0145663.

A portion of the overall Property is within the 100-year flood plain as shown on the overall boundary lay-out of Ragan-Smith-Murphy & Associates, Inc., dated March 30, 1988 (not a field survey).

Matters Shown on the survey by Crawford Land Surveyors, P.C., dated September 7, 2004, and last revised December 3, 2004.

This is improved property located at 1425 Scarcroft Lane Nashville TN 37221

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 March, 2022.

Lauren Ferzoco By Ryan Dieck Attorney-in-fact

Lauren Ferzoco
By: Ryan Dieck, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Lauren Ferzoco and that he is authorized by Lauren Ferzoco to execute this instrument on his behalf.

WITNESS my hand, at office, this 4th day of March, 2022.

ASS

Notary Public

ASHLEY SCHAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 March 4, 2022.

Affiant Signature

March 4, 2022
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 4th day of March, 2022.

Notary Public

(SEAL)

ROBYN DUBRAY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

My Commission Expires: 1-18-2025

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