| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 220239790** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $456,000.00.<br>Andrea Steinman<br>Affiant<br><br>Subscribed and sworn to before me, this 11th day of March, 2022.<br><br>Andrea Steinman<br>Notary Public<br>My Commission Expires: 01/2026 |

ANDREA LEIGH STEINMAN STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Karen Johnson Davidson County
Batch# 828697 DEEDWARR
03/25/2022 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,687.20
20220325-0034830

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Louise M. Deeb and Edward G. Deeb, Jr.<br>720 Cameo Drive<br>Nashville TN 37211 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>119 08 0 060.00 |

**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, **Jonah H. Stevens, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Louise M. Deeb and Edward G. Deeb, Jr., husband and wife**, ("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. 27 on the Plan of Battle Wood, Section One, as of record in Book 1835, Page 31, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jonah H. Stevens, an unmarried man, by Warranty Deed from Rhonda E. Agee, unmarried, of record in Instrument No. 20200310-0026559, in the Register's Office for Davidson County, Tennessee, dated March 3, 2020 and recorded on March 10, 2020. Sarah Grace Stevens joins in this conveyance for the purpose of conveying all right, Title, and interest she may have in and to the above described property as spouse of Jonah H. Stevnes

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 Battle Wood Section One, as recorded in Plat Book 1835, Page(s) 31.

Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 1494, Page 513.

Covenants, Conditions and Restrictions as set forth in Building Restrictions- Battlewood Subdivision recorded in Book 1911, Page 67.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4403, Page 179.

Easement recorded in Instrument No. 20120228-0017172.

This is improved property located at 720 Cameo Drive Nashville TN 37211

**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 11th day of March, 2022.

Jonah H. Stevens

Sarah Grace Stevens

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonah H. Stevens and Sarah Grace Stevens, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of March, 2022.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

**Tennessee Certification of Electronic Document**

I, Damien T Baldwin, 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 11, 2022.

Affiant Signature

Date: March 11, 2022

State of TENNESSEE

County of Davidson

Sworn to and subscribed before me this March 11, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/27/23

NOTARY'S SEAL

