WARRANTY DEED

Karen Johnson Davidson County
Batch# 839046 DEEDWARR
04/13/2022 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,465.20
20220413-0042873

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $396,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF March, 2022

Notary Public

MY COMMISSION EXPIRES: 4/13/2025

(AFFIX SEAL) CHERIE HANSON NOTARY PUBLIC OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-13-2025

MST 2022-0286

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol P. Stark and James William Stark	F & M Bank, a Banking Corporation	075-15-0A-218.00-CO
(NAME)	(NAME)	
218 Stoners Glen	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Clarksville, TN 37040	
(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 HEREBY ACKNOWLEDGED, WE, **William H. Emery, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carol Krawcyk Stark, Trustee of The Carol Krawcyk Stark Living Trust U/A Dated November 11, 2021,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAIVDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot/Unit No. 218, on the Plan of Phase Three, Stoner's Glen, of record in Instrument 20010726-0079444 and corrected in instrument 20020319-0034160, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William H. Emery and wife, Joyce J. Emery by Warranty Deed from Frank Batson Homes, Inc., of record in Instrument No. 20030519-0067784 Register's Office for Davidson County, Tennessee, dated May 15, 2003 and recorded on May 19, 2003.

Being the same property conveyed to William H. Emery by Quit Claim deed from Joyce J. Emery of record in Instrument No. 20150126-0007426 Register's Office for Davidson County, Tennessee, dated December 09, 2014 and recorded on January 26, 2015.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20010726-0079444 as corrected by Surveyor's Certificate of Correction in Instrument No. 20020319-0034160, Register's Office of Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility

easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Stoners Glen Townhomes of record in Instrument Number 20000526-0052723, amended in Instrument No. 20001215-0123565 Instrument No. 20020115-0006136 and Instrument No. 20160829-0090242, Register's Office for Davidson County, Tennessee. Charter for HOA of record in Instrument Number 20000526-0052724 amended in Instrument No. 20020116-0006779, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed to HOA for common areas of record in Instrument Number 200201150-0006137, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements. Possible right of Nashville & Eastern Railroad to increase its right-of-way to the full extent of its charter.

This property, known as 218 Stoners Glen, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(s) this 31st DAY OF March, 2022.

William H. Emery by Victor C. Emery, his attorney-in-fact

William H. Emery by Victor C Emery, his attorney-in-Fact

STATE OF Tennessee
COUNTY OF Williams

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Victor C Emery, Attorney-in-Fact for William H. Emery, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said William H. Emery, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 31st day of March, 2022.

Notary Public

My Commission Expires: 4/24/2023

Amelia Swanson State of Tennessee Notary Public Williamson County (SEAL)

True Copy Certification

I, Yvette Meldrum, 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 31, 2022.

Signature
March 31, 2022
State of Tennessee
County of Williamson

Sworn to and subscribed before me this March 31, 2022.

Notary's Signature

My Commission Expires: 4-13-25

