Karen Johnson Davidson County
Batch# 859388 DEEDWARR
05/20/2022 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20220520-0058490

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P22-13304-BW

LILLIAN TURMAN NOTARY PUBLIC TENNESSEE My Comm Exp. 10/2/2023 COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 525,000.00.

April Wiedeman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF May, 2022

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anika Vennema	JPMorgan Chase Bank, N.A.	
168 Stonecrest Drive	P.O. Box 78420	114-12-4A-058.00-CO
Nashville, TN 37209	Phoenix, AZ 85062-8420	
(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, **Nathan Myers and Sinclair Olin Myers, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anika Vennema, an unmarried person**

HEREINAFTER CALLED THE GRANTEES, 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 known as Unit No. 135 on the Plan of The Highlands at Stoneridge, as described in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170905-0090767, amended in Instrument No. 20170915-0094659, Register's Office for said County, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to M.S. Development Partnership by Warranty deed from CCH Partners, G.P. A Tennessee General Partnership of record in Instrument No. 20070517-0059256 Register's Office for Davidson County, Tennessee, dated May 15, 2007 and recorded on May 17, 2007.

Being the same property conveyed to Chris Corriveau, Trustee by Quitclaim Deed from MS Development Partnership, a Tennessee General Partnership of record in Instrument No. 20080428-0042871, Register's Office for Davidson County, Tennessee, dated April 25, 2008 and recorded on April 28, 2008 and within the same deed the said Chris Corriveau, Trustee conveyed his interest in the subject property to MS Development Partnership, a Tennessee general partnership

Being a portion of the same property conveyed to Vastland Northcrest Development, LLC Quitclaim deed from MS Development Partnership, a Tennessee General Partnership of record in Instrument No. 20201201-0139543 Register's Office for Davidson County, Tennessee, dated November 20, 2020 and recorded on December 01, 2020.

Being the same property conveyed to Nathan Myers, an unmarried man Sinclair Olin, an unmarried woman, as tenants in common with rights of survivorship by Special Warranty deed from Vastland Northcrest Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20201201-0139544 Register's Office for Davidson County, Tennessee, dated November 20, 2020 and recorded on December 01, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **168 Stonecrest Drive, Nashville, TN 37209**

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 our hands this the 13 day of May, 2022.

Nathan Myers

Sinclair Olin Myers

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nathan Myers,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13th day of May, 2022

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sinclair Olin Myers,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13th day of May, 2022

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 5/13/2022.

D. Shayne Adair

5/13/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 13 day of May, 2022.



April D. Wideman
Notary Public
My Commission Expires: 03/07/2026