WARRANTY DEED

Karen Johnson Davidson County
Batch# 868752 DEEDWARR
06/08/2022 02:41:07 PM 2 pgs
Fees: $13.00 Taxes: $2,608.50

20220608-0065639

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lori A. Rolando	CapStar Bank	
(NAME)	(NAME)	
5201 Mountainbrook Cir.	2002 Richard Jones Road, Ste. 300A	085-04-0A-320.00-CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37215	
(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, **Christy E. Stephan, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Lori A. Rolando, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER 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. 320 on the Plan of Final Plat of The Reserve at Stone Hall (Formerly Eversong at Ravenwood) Phase 1, Section 3b, Planned Unit Development of record in Plat at Instrument No. 20160421-0038888, 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 the same property conveyed to Christy E. Stephan, an unmarried woman by Warranty deed from Meritage Homes of Tennessee, Inc., an Arizona Corporation of record in Instrument No. 20170112-0003529 Register's Office for Davidson County, Tennessee, dated December 30, 2016 and recorded on January 12, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions including Subject to all matters shown on the Plan of record in Plat at Instrument No. 20160421-0038888, Register's Office for Davidson County, Tennessee; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20090310-0021482, as amended in Instrument No. 20090407-0031921, Instrument No. 20090515-0044929 and as further amended and restated in Instrument No. 20090623-0058338, Instrument No. 20120202-0009628, Instrument No 20161013-0108472 and Instrument No. 20120207-0011118, in said Register's Office; Easement for waterline & maintenance over subject property contained in Deed of record in Instrument Number 20060801-0093487, in said Register's Office; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20140821-0076185, in said Register's Office; Subject to rights of others in and to the common areas and/or elements, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 5201 Mountainbrook Cir 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 hand this 7th day of June, 2022.

Christy E. Stephan

Christy E. Stephan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Christy E. Stephan**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of June, 2022.

Jacqueline G Brown
Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY