Karen Johnson Davidson County
Batch# 882353 DEEDWARRSP
06/30/2022 11:49:30 AM 6 pgs
Fees: $33.00 Taxes: $647.50
20220630-0076094

After Recording, Return To:
MORTGAGE CONNECT, LP
600 CLUBHOUSE DRIVE
MOON TOWNSHIP, PA 15108
File No. 2146075

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Jason Chadwick, 3648 Wood Bridge Dr., Nashville, TN 37217

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 108080A00200CO

SPECIAL WARRANTY DEED

Elaine T. Stephenson, a married woman, as her sole and separate property, hereinafter grantor, whose tax-mailing address is **680 Harden St., Gallatin, TN 37066**, for $175,000.00 (One Hundred Seventy Five Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Jason Chadwick**, a married man, hereinafter grantee, whose tax mailing address is **3157 Trails End Lane, Nashville, TN 37214**, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

DERIVATION CLAUSE

Being the same property as conveyed by Affidavit of Heirship from Elaine T. Stephenson to Elaine T. Stephenson as set forth as Instrument No 20200526-0053835, dated 5/18/2020 and recorded on 5/26/2020, in the Register's Office of Davidson County, Tennessee; AND

Being the same property as conveyed from Judith S. Adkisson to Sam B. Crockett, Jr. and Margaret S. Crockett, as joint tenants with the right of survivorship as set forth in Deed Book 7495 Page 705 dated 03/18/1988, in the Register's Office of Davidson County, Tennessee.

Parcel ID: 108080A00200CO

PROPERTY ADDRESS 3157 Trails End Lane, Nashville ,TN 37214

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

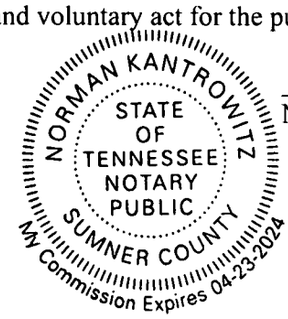
Executed by the undersigned on June 23, 2022.

Elaine T. Stephenson

Elaine T. Stephenson

STATE OF Tennessee
COUNTY OF Sumner

The foregoing instrument was acknowledged before me on June 23, 2022 by **Elaine T. Stephenson** who is personally known to me or has produced TN driver's license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Norman Kantrowitz
Notary Public
Exp 4.23.2024

Maximum principal indebtedness for Tennessee recording tax purposes is $175,000
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Sumner

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $175,000, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 23 day of June, 2022.

(Seal)

NORMAN KANTROWITZ
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2024

Elaine J. Stephenson
Affiant

Elaine T. Stephenson
Print Name

Norman Kantrowitz
Notary Public

My commission expires:

4-23-2024

Norman Kantrowitz
Print Name

Exhibit A

File No.: 2146075

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No.,2, Lot No. 1, in a Horizontal Property Regime as shown on the condominium site plan, Section 1, Phase 1, Quail Valley, as of record in Plat Book 5200 at page 394, Register's Office for Davidson County, Tennessee.

Being the same property as conveyed from Judith S. Adkisson to Sam B. Crockett, Jr. and Margaret S. Crockett, as joint tenants with the right of survivorship as set forth in Deed Book 7495 Page 705 dated 03/18/1988, recorded 03/21/1988, DAVIDSON County, TENNESSEE.

Elaine T. Stephenson, affiant declares that Sam B. Crockett, Jr., deceased 1/6/2020 and was predeceased by Margaret S. Crockett, deceased 10/11/2015 leaving Elaine T. Stephenson as his sole devisee in Will admitted to Probate under Docket No. 20P192.

Tax ID: 108080A00200CO

Tennessee Certification of Electronic Document

I, Courtney Kern, 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 6-23-2022 (date of document).

Courtney Kern
Affiant Signature

6-29-2022
Date

State of Pennsylvania
County of Allegheny

Sworn to and subscribed before me this 29th day of June, 2022.

Suzanne G Rafla
Notary's Signature

MY COMMISSION EXPIRES: 3-9-2025

NOTARY'S SEAL

Commonwealth Of Pennsylvania - Notary Seal
Suzanne G Rafla, Notary Public
Allegheny County
My Commission Expires March 9, 2025
Commission Number 1394145

214675 Deed

202206300076094