Karen Johnson Davidson County
Batch# 900430 DEEDWARR
08/08/2022 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20220808-0090015

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220741897** BROOKE HICKS 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: $700,000.00. Affiant Subscribed and sworn to before me, this 4th day of August, 2022. Notary Public My Commission Expires: 5/9/2026

WARRANTY DEED

Address New Owner: Howard L. Stevens and Andrea L. Stevens 1140 Princeton Hills Drive Nolensville TN 37135	Send Tax Bills To: New Owner Mortgage Investors Grp 8320 East Walker Springs Ln. Knoxville, TN 37923	Tax Information: Tax Parcel ID No. 188 10 0A 012.00

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, **Kathleen A. DeKam, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Howard L. Stevens and Andrea L. Stevens, 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. 12 on the Plan of Carothers Crossing, Phase 1, Final Plat of record in Plat at Instrument No. 20070614-0071367, in 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 Kathleen A. DeKam, an unmarried woman, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20181213-0121574, in the Register's Office for Davidson County, Tennessee, dated December 13, 2018 and recorded on December 13, 2018.

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.

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 Carothers Crossing, Phase 1 Final Plat, as recorded in Instrument No. 20070614-0071367.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070627-0076582, as amended in Instrument No. 20080515-0049892 and Instrument No. 20171002-0100689 as corrected in Scrivener's Affidavit recorded in Instrument No. 20171220-0129697 and Assignment and Assumption of Declarant Rights recorded in Instrument No. 20171002-0100690.

Covenants, Conditions and Restrictions as set forth in Master Deed Restrictions recorded in Instrument No. 20070627-0076581 as amended in Instrument Nos. 20080515-0049892, 20080515-0049893 and 20171002-0100689 as corrected in Scrivener's Affidavit recorded in Instrument No. 20171220-0129697, Assignment and Assumption of Declarant Rights recorded in Instrument No. 20171002-0100690 and further amended in Instrument No. 20180125-0008094.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060407-0040185 and Instrument No. 20060526-0062228.

Easement and Memorandum of Agreement as set forth in instrument recorded in Instrument No. 20070123-0009057.

This is improved property located at 1140 Princeton Hills Drive Nolensville TN 37135

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 4th day of August, 2022.

Kathleen A. DeKam

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathleen A. DeKam, 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 4th day of August, 2022.

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 08/08/2022 ____ (date of document).

Affiant Signature

08/08/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 8 day of August, 2022.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025