Karen Johnson Davidson County
Batch# 909279 DEEDWARR
08/29/2022 11:09:39 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20220829-0097143

WARRANTY DEED

STATE OF ~~TENNESSEE~~ SS NC
COUNTY OF ~~WILLIAMSON~~ SS Mecklenburg

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/10/2024
(AFFIX SEAL)

STEVEN GREEN
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires 3/10/2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Diana Veronica Ruiz Morones	US Bank N.A.	Parcel ID: 076 05 0 169.00
(NAME)	(NAME)	
4700 Ashley Way	P.O. Box 20005	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Owensboro KY 42304	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Southwick Construction LLC, a North Carolina Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Diana Veronica Ruiz Morones, a single woman**, 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 Lot No. 17, on the Plat of Ashley Place, of record in Plat Book 7900, Page 123, as amended by Certification of Correction of record in Book 8307, Page 219, in the 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 Sandra K. McCord unmarried from Booby J. Fugate, II and Julie S. Fugate by Warranty Deed dated February 9, 2006 and recorded on February 14, 2006 in Instrument No. 20060214-0017713, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mark D. Stevens from Sandra K. McCord by Warranty Deed dated June 18, 2021 and recorded on June 23, 2021 in Instrument No. 20210623-0084931, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Southwick Construction LLC, a North Carolina Limited Liability Company from Mark D. Stevens, a married man by Quitclaim Deed dated August 25, 2021 and recorded on September 10, 2021 in Instrument No. 20210910-0121711, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4700 Ashley Way, Hermitage, TN 37076

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 25th day of August, 2022.

Southwick Construction LLC

BY: _____
Mark Stevens
Managing Member

STATE OF NORTH CAROLINA

COUNTY OF Mecklenburg

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Southwick Construction LLC, a North Carolina Limited Liability Company, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of August, 2022.

_____
Notary Public

My Commission Expires: 3/10/2024

(SEAL)

STEVEN GREEN
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires 3/10/2024