Karen Johnson Davidson County
Batch# 915269 DEEDWARR
09/12/2022 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20220912-0101705

WARRANTY DEED

HEATHER LEE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES FEBRUARY 22, 2025

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2022.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 2-22-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Group of Tennessee, LLC Series Bravo, 313 East College Street, Ste 3, Dickson, TN 37055,
File number: 2022-08-8680B

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Carina L. Dempsey	Premier Bank	043-10-0B-095.00-CO
(NAME)	(NAME)	
555 North Dupont Avenue D95	275 West Federal Street	
(ADDRESS)	(ADDRESS)	
Madison, TN 37155	Youngstown, OH 44503	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ANDREW STEVA, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARINA L. DEMPSEY, 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 Unit No. D-95, on the Plan of Madison Park Condominium, according to the Master Deed of record in Book 5462, Page 614, as Corrected in Book 5608, page 551, and the Addendum to the Master Deed recorded in Book 8014, Page 416, and as shown on Plat recorded in Book 5200, Page 179, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Andrew Steva, an unmarried man from The Richard Sandler Revocable Living Trust, Dated April 29, 2019 by Warranty Deed dated February 03, 2020 and of record on February 06, 2020, in Instrument No. 20200206-0014136, in the Register's Office for Davidson County, Tennessee.

Subject to applicable restrictions, building setback lines and all existing easements that appear of record in the Register's Office for Davidson County.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 9th day of September, 2022

Andrew Steva

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Andrew Steva** the within named bargainor, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of September, 2022.

Commission Expires: _____

Notary Public

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 04-23-2023

Return To:
Allegiance Title of TN, LLC
278 Doug Warpoole Rd, Ste 218
Smyrna, TN 37167
File No. 22004519

Tennessee Certification of Electronic Document

I, Nikki McKinney, 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 9-9-22 (date of document).

nmckinney
Affiant Signature

9-12-22
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 12th day of September, 2022.

Heather Lee
Notary's Signature

MY COMMISSION EXPIRES: 2-22-25

NOTARY'S SEAL

