Karen Johnson Davidson County
Batch# 915825 DEEDWARR
09/13/2022 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.13
20220913-0102027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,900.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH22-04876

Address of New Owner:	Send Tax Bills to:	Tax Information:
Vlad Moraru 116 Colemont Ct. Antioch, TN 37013	Vlad Moraru 116 Colemont Ct. Antioch, TN 37013	148-14-0-117.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joe E. Stinson and Sirci L. Stinson, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Vlad Moraru, a single man**, hereinafter called the Grantees, their successors 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. 217 on the Plan of Colewood Acres, Section 3, as of record in Book 4175, Page 45, Register's Office for said County.

Said Lot No. 217 fronts 79 feet on the Northeasterly side of Colemont Court and extends back 256.9 feet on the Northwesterly line and 256.8 feet on the Southeasterly line to a dead line and measures 58.2 feet thereon.

Being the same property conveyed to Joe E. Stinson and Sirci L. Stinson, husband and wife by Warranty Deed from Laura Jane Collins, unmarried of record in Book 9519, Page 259, Register's Office for Davidson County, Tennessee, dated November 11, 1994 and recorded on November 14, 1994. (Value or consideration shown in aforementioned deed $91,200.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 116 Colemont Ct., Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 9th day of September, 2022

Joe E. Stinson

Sirci L. Stinson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Joe E. Stinson and Sirci L. Stinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 9th day of September, 2022.

W. Brad Lehman
Notary Public

My Commission Expires: 9/21/2024

W. BRAD LEHMAN
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 **September 9, 2022**.

Date

Affiant Signature

September 13, 2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **13** day of **September**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23
Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)