WARRANTY DEED

Karen Johnson Davidson County
Batch# 932847 DEEDWARR
10/24/2022 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20221024-0115016

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kris Robbie	KRIS ROBBIE	163-11-0E-002-00CO
(NAME) 2620 Western Hills Dr.	(NAME) 2620 Western Hills Dr.	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(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(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ***Frances J. Stroud, an unmarried woman***, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto ***Kris Robbie***, hereinafter called the GRANTEE(S), his/her/their 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 all of Unit No. 3 on the Plat Timber Trace Townhomes, Second Revision, according to survey and plat of sameappearing of record in Instrument #20020514-0059199, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Frances J. Stroud, married by Warranty Deed from Timothy W. Pettis and wife, Terry Pettis, dated 07/23/2003, of record in Instrument 20030728-0105486, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Frances J. Stroud, by Quitclaim Deed from Steven R. Stroud, dated 07/23/2003, of record in Instrument 20030728-0105488, Register's Office for Davidson County, Tennessee. The said Steven R. Stroud having since died 9/26/2010.

This conveyance is subject to the following: Taxes for the year 2022 have been paid and prorated as of the day of closing and assumed by the Grantee herein, any subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Instrument 200101040001310, and Instrument 200205140059199, in the Register's Office for Davidson County, Tennessee; Quitclaim Deed to the Homeowner's Association recorded 03/29/2001 of record in Instrument 200103290030063, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 20001122-0115563, and amended in Instrument 20010314-0024381, and Instrument 20020517-0060761, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ 2950 Baby Ruth Lane, Unit 3, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 21st day of October, 2022.

Frances J. Stroud

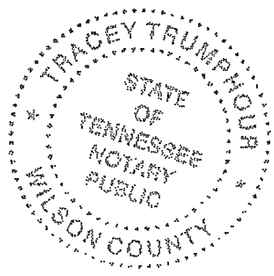
State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frances J. Stroud, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of October, 2022.

Notary Public:
My Commission Expires: 3.8.25

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122



202210240115016

Certificate of Authenticity

I, Holly A. Mason, 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 October 21, 2022.

Affiant Signature

10/21/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 day of October, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022