Karen Johnson Davidson County
Batch# 938008 DEEDWARR
11/04/2022 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20221104-0119138

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF November, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File #22-DM-0164-P

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Anthony Dennis and Yolanda Michelle Kimble-Dennis	**New Owner**	
(NAME)	(NAME)	**075-15-0A-164.00-CO**
164 Stoners Glen Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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 consideration, the receipt of which is hereby acknowledged, **PEGGY S. LEWIS, A WIDOW,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL ANTHONY DENNIS, AND YOLANDA MICHELLE KIMBLE-DENNIS, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON COUNTY** STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being Lot/Unit No. 164 of Stoner's Glen, a Horizontal Property Regime with Private Elements, Phase Two established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Stoner's Glen of record in Instrument No. 20000526-0052723, amended in Instrument No. 20001215-0123565, Instrument No. 20020115-0006136, Instrument No. 20040115-0006286 and Instrument No. 20160829-0090242, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on the Plan of Stoner's Glen, First Revision, Phase Two, of record in Instrument No. 20001208-0121075, corrected in Instrument No. 20010117-0005055 and Instrument No. 20010109-0002802, Register's Office for Davidson County, Tennessee; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Peggy S. Lewis by Warranty Deed from Frank Batson Homes, Inc of record in Instrument No. 20020124-0010058 Register's Office for Davidson County, Tennessee, dated January 23, 2002 and recorded on January 24, 2002. (Value of consideration shown in aforementioned deed $215,250.00.)

This conveyance is subject to:
*Subject to all matters shown on the Plan of record in Instrument No. 20001208-0121075, corrected in Instrument No. 20010117-0005055 and Instrument No. 20010109-0002802, Register's Office of Davidson County, Tennessee.

*The premises herein insured is a unit established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Covenants, Conditions and Restrictions establishing a Horizontal Property Regime with Private Elements of Stoner's Glen of record in Instrument No. 20000526-0052723, amended in Instrument No. 20001215-0123565, Instrument No. 20020115-0006136, Instrument No. 20040115-0006286 and Instrument No. 20160829-0090242, and Instrument No. 20220726-0085300 Register's Office for Davidson County, Tennessee.
*Charter for Homeowners Association of record in Instrument No. 200005260052724 and Instrument No. 20020116-0006779, in the Register's Office for Davidson County, Tennessee.
*Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20020115-0006137, in the Register's Office for Davidson County, Tennessee.
*Drainage Easement of record in Book 8140, Page 361, in the Register's Office for Davidson County, Tennessee.
*Easement to Comcast of Nashville I, LLC of record in Instrument No. 20180730-0073902, in the Register's Office for Davidson County, Tennessee.
*Easement to First Suburban Water Utility District of record in Book 6838, Page 490, in the Register's Office for Davidson County, Tennessee.
*Easement to L & N Railroad of record in Book 4771, Page 495, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **164 Stoners Glen Drive, 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 GRANTEE(S), their heirs and 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), 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/our hand(s) this the 2nd day of November, 2022.

Peggy S. Lewis
Peggy S. Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of November, 2022, before me personally appeared Peggy S. Lewis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of November, 2022.

Notary Signature
My commission expires: 8-20-2025

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

- **The text of a certification of an electronic document must be in the following form.**

I, Emma Howard **, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 11/2/22 **(date of document).**

Emma Howard

Affiant Signature

Date:

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 **day of** November, **2022.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

