WARRANTY DEED

Karen Johnson Davidson County
Batch# 940312 DEEDWARR
11/10/2022 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20221110-0120781

STACEY TRUMPHOUR NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Kayla Herndon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2022.

Stacey Trumphour
Notary Public

MY COMMISSION EXPIRES: 3.8.2025
(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
Jason Herndon	Legacy Home Loans, LLC dba Steadfast Mortgage	064-03-0B-007-00
(NAME)	(NAME)	
4117 Brandywine Pointe Boulevard	1036 Stearman Dr, Ste 6	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	White House, TN 37188	
(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 ***Matthew Ryan Teaters and Courtney Lauren Teaters, husband and wife***, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto ***Jason Herndon, and Kayla Herndon, husband and wife***, 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 Lot No. 279 on the Plan of Phase One, Section 2, Revised Plat of Brandywine Pointe, of record in Plat Book 7900, page 172, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Matthew Ryan Teaters and Courtney Lauren Teaters, husband and wife by Warranty Deed from Robert J. Joslin, Jr. and wife. Vicki L. Joslin, dated 04/01/2020, of record in Instrument 20200407-0036585, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2022 have been paid as of the day of closing, prorated 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 Book 7900, Page 172, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 8120, Page 170, and amended recorded in Book 8120, Page 188, and recorded in Book 8671, Page 484; Covenants, conditions, easements and restrictions recorded in Book 8695, Page 379, and amended recorded in Book 9145, Page 957, and recorded in Book 9576, Page 846, recorded in Book 9776, Page 427; Subject to Parking, Ingress & Egress Easement for Boat Dock as shown of record in Book 11108, Page 555, Register's Office of Davidson County, Tennessee; Subject to Charter for Homeowners Association as shown of record in Book 9013, Page 39, and Book 9117, Page 77, Register's Office of Davidson County, Tennessee; Brandywine Pointe community Association Inc., Rule and Regulations recorded as instrument 20151207-0122778, in the Register's Office for Davidson County, Tennessee; Subject to By-Laws as shown of record in Book 10721, Page 835, Register's Office of Davidson County, Tennessee; Subject to Land Lease for Clubhouse as shown of record in Book, 9128 Page 615, Register's Office of Davidson County, Tennessee.

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 ☒ 4117 Brandywine Pointe Boulevard, Old Hickory, TN 37138
(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 10th day of November, 2022.

Matthew Ryan Teaters

Courtney Lauren Teaters

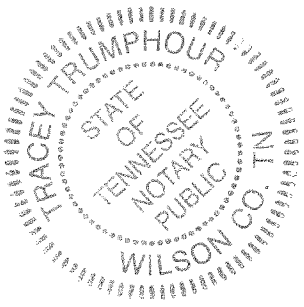
State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew Ryan Teaters and Courtney Lauren Teaters, 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 10th day of November, 2022.

Notary Public:
My Commission Expires: 3.8.2025

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



202211100120781

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 11-10-2022.

Tracey Trumphour
Affiant
Date: 11-10-2022

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 10 day of November, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY