Karen Johnson Davidson County
Batch# 952241 DEEDWARR
12/15/2022 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,768.60
20221215-0130135

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $478,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/15/26 (AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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
Carol-Ann Chevalier	New Owner	058-09-0A-068-00
(NAME)	(NAME)	
2229 Gilmore Crossing Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, **we Alan W Meston and Heather Meston, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Carol-Ann Chevalier, a single woman**, 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. 63, Creekside Trails, Phase 3, as shown on plat of record in Instrument No. 20040615-0070696, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Alan W. Meston, a single man and Heather Robinson, a single woman as joint tenants by Warranty Deed from Stacia C. Glasgow, dated 02/14/2014, of record in Instrument 20140221-0014877, Register's Office for Davidson County, Tennessee.

The said Heather Robinson having since married Alan W. Meston is now known as Heather Meston. Heather Robinson and Heather Meston are one in the same person.

All matters shown on the plat of record in Plat Instrument 20000426-0041282, and Plat Instrument 20040615-0070696, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 20000915-0092002, and amended and or made applicable as Document No. Instrument 20011025-0117168, recorded in Instrument 20020828-0103983 and recorded in Instrument 20011025-0117168, recorded in Instrument 20041229-0153372, recorded in Instrument 20061120-0143523, recorded in Instrument 20041229-0153373, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement recorded in Book 6255, Page 578, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement recorded in Book 8326, Page 230, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of as recorded in Instrument 20001011-0100954, and recorded in Instrument 20031010-0150887, in the Register's Office for Davidson County, Tennessee. Charter Homeowners Association of record in Instrument 20011126-0128291, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed to the Homeowner's Association of record in Instrument 20041229-0153376, in the Register's Office for 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 ☒ 2229 Gilmore Crossing Lane, Nashville, TN 37218
(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 13th day of December, 2022.

Alan W Meston

Heather Meston

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alan W Meston and Heather Meston, 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 they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of December, 2022.

Notary Public
My Commission Expires: 6/19/23

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-19-2023

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

Certificate of Authenticity

I, Joshua A. Terry, 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 12/13/2022.

Affiant Signature

12/14/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/19/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON