Karen Johnson Davidson County
Batch# 954991 DEEDWARR
12/27/2022 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20221227-0132591

This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Roger M. & Judy K. Stephens
120 Lake Chateau Drive
Hermitage, TN 37076

SEND TAX BILL TO:
NEW OWNER

MAP/PARCEL 097-08-0A-014.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Susan Ostrander, an unmarried woman , hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Roger M. Stephens and Judy K. Stephens, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. C-2, together with carport designated as No. 14, on the plan of Lake Chateau Condominiums, as show on plat of record in Book 6250, Pages 607-610 (erroneously show as Page 710 on prior deed), together with the Master Deed of record in Book 6639, Page 468, amended in Book 7025, Page 380, Book 7367, Page 272, Book 10322, Page 682, Book 10753, Page 271, Book 10753, Page 275, and Book 11012, Page 495, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Susan Ostrander, an unmarried woman by Warranty Deed from Tanya A. Davis-Barlar and Jerry D. Barlar, wife and husband of record in Instrument No. 20150728-0074048 Register's Office for Davidson County, Tennessee, dated July 02, 2015, and recorded on July 28, 2015.

This is improved property known as: **120 Lake Chateau Drive, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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 and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEES his/their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 22nd day of December, 2022.

WITNESS MY HAND on this the 22nd day of December, 2022.

Susan Ostrander

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Susan Ostrander,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 22nd day of December, 2022.

NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My Commission Expires: 3-2-25

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson D.O.

The actual value or consideration, whichever is greater, for this transfer is ~~$252,500.00~~ $225,000.00 D.O.

AFFIANT

Subscribed and sworn to before me this the 22nd day of December, 2022.

NOTARY PUBLIC

DEVIN OAKLEY TENNESSEE NOTARY PUBLIC My Comm Exp. 03/21/26 COUNTY OF WILLIAMSON

My Commission Expires: 3-21-26

File No: 220516

Certificate of Authenticity

I, Russell J. McCann, 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

December 22, 2022.

Date

Affiant Signature

December 22, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22nd day of December, 2022

Notary's Signature

DEVIN OAKLEY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 03/21/26
COUNTY OF WILLIAMSON

My Commission Expires: 3-21-26
Date

Notary's Seal (if on paper)