THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221143037** Karen Johnson Davidson County Batch# 958458 DEEDWARR 01/06/2023 08:05:30 AM 3 pgs Fees: $18.00 Taxes: $1,176.60 20230106-0001140	STATE OF ~~TENNESSEE~~ Alabama) COUNTY OF ~~DAVIDSON~~ Jefferson) The actual consideration or value, whichever is greater, for this transfer is: $318,000.00. Sarah Stevens Affiant Subscribed and sworn to before me, this 3rd day of January, 2023. Chelsi S. Lucas Notary Public My Commission Expires: 11/01/2026 CHELSI S. LUCAS NOTARY PUBLIC ALABAMA - STATE AT LARGE My Commission Expires 11/01/2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lauren Williams 450 Glastonbury Road Apt 7 Nashville TN 37217	First Community Mortgage, Inc. 262 Robert Rose Drive Murfreesboro, TN 37129	Tax Parcel ID No. 107 10 0A 007.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonah Stevens and Sarah Stevens, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lauren Williams, an unmarried person**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain private element unit situated in Davidson County, Tennessee, and being further known as Unit 7, together with the appurtenant common elements of Glastonbury Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Glastonbury Townhomes, of record in Instrument No. 20190702-0064621; as amended in Instrument No. 20210310-0031620, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Glastonbury Townhomes provided in said Declaration, as amended, together with the By-Laws appended thereto, the site plan filed as Exhibit to said Declaration, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Jonah Stevens and Sarah Stevens, husband and wife, by Warranty Deed from C & S Properties TN LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210803-0104107, in the Register's Office of Davidson County, Tennessee, dated July 29, 2021 and recorded on August 03, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Camelot on the Parkway, as recorded in Plat Book 3842, Page 198.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cambridge Square, as recorded in Plat Book 6250, Page 891.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190702-0064621 as amended in Instrument No. 20210310-0031620.

Easement for Right of Way, recorded in Book 3179, Page 236.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4316, Page 98.

Easement recorded in Book 2906, Page 239; Book 3165, Page 632; Book 4346, Page 452; Book 6119, Page 457 as re-recorded in Book 6124, Page 316 and Instrument No. 20180712-0067679.

This is improved property located at 450 Glastonbury Road Apt 7 Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of January, 2023.

Jonah Stevens

Sarah Stevens

STATE OF Alabama)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonah Stevens and Sarah Stevens, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of January, 2023.

Notary Public
My Commission Expires: 11/01/2026

CHELSI S. LUCAS
NOTARY PUBLIC
ALABAMA - STATE AT LARGE
My Commission Expires 11/01/2026

True Copy Certification

I, **Pam Autry,** 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 this the 3rd day of January, 2023.

Affiant Signature
Date 01/03/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3rd day of January, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

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