Karen Johnson Davidson County
Batch# 977469 DEEDWARR
03/06/2023 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20230306-0015981

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LAURA RAMEWOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON MY COMM. EXPIRES 03/02/25

File #23-DM-0038-Park

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)
Peter Lewis AND Sameh Nashed (NAME)	Regions Mortgage (NAME)	
1459 Marcaste Dr (ADDRESS)	2050 Parkway Office Cr. (ADDRESS)	025 08 0A 017.00
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (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, **BARBARA ANN MARSHALL, AN UNMARRIED WOMAN, AND JAMES A. STANTON, JR., AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PETER LEWIS, MARRIED MAN, AND SAMEH NASHED, MARRIED MAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Parkview Preserve, Phase 2, of record in Instrument No. 20191112-0116375, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Barbara Ann Marshall and James Albert Stanton, Jr., wife and husband, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20201208-0142291, in the Register's Office of Davidson County, Tennessee, dated December 07, 2020 and recorded on December 08, 2020.

Barbara Ann Marshall and James Albert Stanton, Jr having since divorced, per Marital Dissolution Agreement and Final Decree of Divorce shown in Docket No. 22D-1207, in the Third Circuit Court for Davidson County, Tennessee, at Nashville.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Parkview Preserve, Phase 2, as recorded in Plat Instrument No. 20191112-0116375.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190503-0041704; as amended in Instrument No. 20200108-0002728 and Supplemented in Instrument No. 20200706-0072345.
*Easement for Sanitary Sewers, recorded in Book 5195, Page 443.
*Easement for Ingress-Egress, recorded in Instrument No. 20130118-0006195.
*Easement recorded in Book 2014, Page 308; Book 3164, Page 487; Book 3255, Page 507 and Book 6113, Page 624. *Inspection and Maintenance Agreement of Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20180629-0062942.
*Boundary Plats recorded in Plat Book 547, Page 46 and Instrument No. 20130110-0003257.

*Subject to all matters shown on the survey dated November 30, 2017, prepared by Ragan-Smith Associates, Inc., by John T. Darnall, TN R.L.S. No. 1571, Job No. 17163.
*Application for Greenbelt Assessment - Agricultural recorded in Instrument No. 20130308-0023483.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **38 French Street, Goodlettsville, TN 37072**.

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 7 day of February, 2023.

Barbara A. Marshall
Barbara Ann Marshall

James A Stanton Jr
James A. Stanton, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6 day of February, 2023, before me personally appeared Barbara Ann Marshall, 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 6 day of February, 2023.

Notary Signature
My commission expires: 8-20-2023

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7 day of February, 2023, before me personally appeared James A. Stanton, Jr., 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 7 day of February, 2023.

Notary Signature
My commission expires: 8-20-2023

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

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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 February 27, 2023.

J. Carlton Drumwright

February 27, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 27, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY