WARRANTY DEED

Karen Johnson Davidson County
Batch# 978010 DEEDWARR
03/07/2023 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20230307-0016397

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/16/2024
(AFFIX SEAL)

G-P-23-514

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Thomas Patrone and Sierra Dawn Gillette	New Owner	
(NAME)	(NAME)	**128-06-0A-514.00-CO**
514 Stacy Square Terrace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-1211		
(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 consideration, the receipt of which is hereby acknowledged, **STEWART PETERSON, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN THOMAS PATRONE AND SIERRA DAWN GILLETTE, HUSBAND AND WIFE,** 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 Unit No. 514, as identified by Exhibit A to Master Deed of Stacy Square Town Homes, II, Condominium, of record in Book 6497 Page 700, Register's Office for Davidson County, Tennessee, as amended in Book 8117 Page 891, said Register; s Office for Davidson County, Tennessee, being part of Lot 2 on the Final Subdivision Plat of Stacy Square Town Homes II, of record in Book 6250 Page 159, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stewart Peterson, single man by Warranty deed from Cameron James and Jody James, husband and wife of record in Instrument No. 20130612-0059877 Register's Office for Davidson County, Tennessee, dated June 7, 2013 and recorded on June 12, 2013.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 159, Register's Office for Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Stacy Square Townhomes, II of record in Book 6497, Page 700, as amended in Book 8117, Page 891, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4504, Page 406, Book 5973, page 335, and Book 6307, page 866, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 6388, Page 616, in the Register's Office for Davidson County, Tennessee.
- Agreement to Maintain Road of record in Book 6391, Page 460, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **514 Stacy Square Terrace, Nashville, Tennessee 37221-1211**.

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 2nd DAY OF MARCH, 2023.

Stewart Peterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEWART PETERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of March, 2023.

Notary Public
My Commission Expires:
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 3/21/2023.

Affiant Signature

3/7/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/7/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON