Karen Johnson Davidson County
Batch# 988124 DEEDWARR
04/04/2023 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $998.63
20230404-0024438

**This instrument prepared by:**
**Brian Lavoy Payne, Attorney at Law, PLLC**
**4235 Hillsboro Pike Suite 300**
**Nashville, TN 37215**
**TN BPR # 11639**
**P 615.414.1368 F 615.915.4964**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $269,900.00.**

**Affiant**

**Subscribed and sworn to before me, this 31 day of March, 2023.**

**Notary Public**
**My commission expires: 1/14/26**

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Prather Harris<br>21 Vaughns Gap Rd, Apt. 25<br>Nashville, TN 37205 | New Owner | 129 15 0A 025.00 |

# WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dennis Cregger and Roselle Stark, husband and wife,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Prather Harris, an unmarried man, and Jaela Scaife, an unmarried woman, as joint tenants with right of survivorship,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Property located in Davidson County, Tennessee, being Unit No. 25, of Belle Meade Highlands Condominium, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee code Annotated, and as established by a Master Deed, of record in Book 7091, Page 302, as amended in Instrument No. 20080424-0042111, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Belle Meade Highlands Condominium as set forth in exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Dennis Cregger, unmarried and Roselle Stark, unmarried and Nancy McGrath, unmarried as tenants in common with the right of survivorship, by Warranty Deed from Julia Lydon, an unmarried woman, of record in Instrument No. 20210810-0107641, in the Register's Office of Davidson County, Tennessee, dated August 20, 2021 and recorded on August 10, 2021.

Being the same property conveyed to Dennis Cregger and Roselle Stark, as tenants by the entireties, by Quitclaim Deed from Nancy McGrath, unmarried, of record in Instrument No. 20220224-0021023, in the Register's Office of Davidson County, Tennessee, dated January 19, 2022 and recorded on February 24, 2022.

This property is improved property known as 21 Vaughn's Gap Road Apt. 25, Nashville, TN 37205

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, and drainage easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, and (4) building restrictions.

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, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 hand this 21st day of March, 2023.

DENNIS CREGGER

ROSELLE STARK

**Acknowledgment**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 21st day of March, 2023.

Notary Public
Commission expiration date: 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Robin B. White, 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 3.31.23.

Date

R B. White

Affiant Signature

3.31.23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of March, 2023

Sydney Lasch

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

