Karen Johnson Davidson County
Batch# 992690 DEEDWARR
04/17/2023 10 26 38 AM 2 pgs
Fees $13 00 Taxes $3,996 00
20230417-0027796

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230343916

STATE OF TENNESS
COUNTY OF DAVID

The actual consideration or value, whichever is greater, for this transfer is $1,080,000 00

Affiant

Subscribed and sworn to before me, this 14th day of April, 2023

Notary Public
My Commission Expires

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Prepared by:
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To.	Tax Information
Joann B Pierce	New Owner	Tax Parcel ID No
35 S. Fremont St		105 02 1O 001.00
Naperville, IL 60540		

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, **Hannah J. Stolze and Richard A. Stolze, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joann B. Pierce, a married woman** ("Grantees"), its successors, 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, being Unit A, together with the appurtenant common elements of 917 & 919 South Street Homes, 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 917 & 919 South Street Homes, a horizontal property regime with private elements, of record in Instrument No. 20180226- 0017658; as amended in Instrument No 20181130-0116821, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on the site plan attached as Exhibit to said Declaration, as amended The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 917 & 919 South Street Homes provided in said Declaration, as amended, together with the By-Laws appended thereto, the site plan attached 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 Hannah J. Stolze and Richard A Stolze, wife and husband, by Warranty Deed from Steven J. Serra, married man, of record in Instrument No 20201210-0144770, in the Register's Office of Davidson County, Tennessee, dated December 04, 2020 and recorded on December 10, 2020.

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

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 Section One Hundred Edgehill Estates, as recorded in Plat Book 4860, Page(s) 25.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180226-0017658, as Amendment recorded in Instrument No. 20181130-0116821.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4220, Page 723; as Amendment recorded in Book 6236, Page 263.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 6744, Page 307.

This is improved property located at 917 South Street Nashville TN 37203

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 14th day of April, 2023.

Hannah J. Stolze
By: Richard A. Stolze, Attorney in Fact

Richard A. Stolze

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard A. Stolze, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Hannah J. Stolze and that he is authorized by Hannah J. Stolze to execute this instrument on her behalf.

WITNESS my hand, at office, this 14th day of April, 2023.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28 2026