This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20711-MF

Karen Johnson Davidson County
Batch# 994319 DEEDWARR
04/20/2023 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,472.60
20230420-0029123

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $398,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of April, 2023.

Notary Public
My Commission Expires: _____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Roscoe Anderson and Alexandria Anderson<br>6931 Highland Park Drive<br>Nashville, TN 37205 | ~~Troy Bank & Trust~~<br>New Owner Property | 143 03 0B 046.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **D. Jill Stewart, a single person**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Roscoe L Anderson and Alexandria G Anderson, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a 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. 6931 on the Plan of Harpeth Glen Condominium, Phase III, of record in Plat Book 4675, Page 64, Register's Office for said county, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Harpeth Glen Condominiums, a horizontal property regime established by Master Deed of record in Book 4546, Page 658, as amended in Book 4630, Page 504, Book 4775, Page 384, Book 4872, Page 973, Book 5178, Page 138, Book 9797, Page 493 and in Instrument No. 20230111-0002401, said Register's Office.

Being the same property conveyed to D. Jill Stewart, a Single Person, by Warranty Deed from Janet S. Grant, Unmarried, of record in Instrument No. 20131021-0109854, in the Register's Office of Davidson County, Tennessee, dated October 18, 2013 and recorded on October 21, 2013.

This is improved property located at: **6931 Highland Park Drive, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 12th day of April, 2023.

GRANTOR:

D. Jill Stewart

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared D. Jill Stewart, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of April, 2023.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Emily Manno, 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 **4/12/23**.

Date

Affiant Signature

**4/12/23**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **12** day of **April**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

