Karen Johnson Davidson County
Batch# 1004389 DEEDWARR
05/17/2023 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20230517-0037101

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230444400** WHITNEY DUBOIS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,000,000.00. Affiant Subscribed and sworn to before me, this 17th day of May, 2023. Notary Public My Commission Expires: 05·21·2025

WARRANTY DEED

Address New Owner: Scott F. Siman and Teresa B. Siman, Trustees 137 Prospect Hill Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-08-0F-137.00 CO

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, **Phillip Wilson Stewart and Sam L. Coleman, a married couple** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Scott F. Siman and Teresa B. Siman, as Trustees of the Casa Community Property Trust Dated 11/10/2017**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 137, as shown on the map entitled Sugartree, Phase III, of record in Plat Book 5050, pages 67-71, amended in Book 5121, page 89, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5235, page 694 and Book 5238, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to PHILLIP WILSON STEWART and SAM L. COLEMAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from HENRY BRYAN BRACKIN, JR. EXECUTOR, HENRY BRYAN BRACKIN, JR., TRUSTEE, HENRY BRYAN BRACKIN, JR. AND HENRY BRYAN BRACKIN, III, TRUSTEE, of record in Instrument No. 20020517-0060891 , dated May 15, 2002 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 116-08-0F-137.00 CO.

Matters shown on the Plan of record in Plat Book 5050, pages 67-71, amended in Book 5121, page 89, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5235, page 694 and Book 5238, page 93,, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4857, page 157, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, Book 11758, page 466 and Instrument No. 20170522-0050870 , said Register's Office. Sewer Easement of record in Book 3400, page 63-66, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7061, page 100, said Register's Office.

This is improved property located at 137 Prospect Hill Nashville TN 37205

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 17th day of May, 2023.

Phillip Wilson Stewart

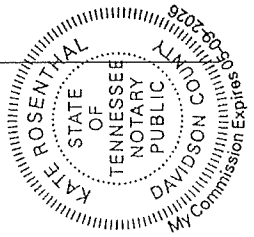
Sam L. Coleman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Phillip Wilson Stewart and Sam L. Coleman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of May, 2023.

Notary Public

My Commission Expires: 

Certificate of Authenticity

I, Holly Ray, 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 May 17, 2023.

Date

Holly Ray

Affiant Signature

May 17 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of May, 2023.

Notary's Signature

My Commission Expires: 05.21.2025

Date

Notary's Seal (if on paper)

