Karen Johnson Davidson County
Batch# 1010513 DEEDWARR
06/02/2023 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20230602-0041847

WARRANTY DEED

Amelia Swanson State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 2023

Notary Public

MY COMMISSION EXPIRES: 3/23/27

(AFFIX SEAL)

MST 2023-0451

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cory Sheeks and Helena Brown Sellinger	New Owner	160-16-0C-038.00-CO
(NAME)	(NAME)	
513 Old Towne Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Wesley Stewart and Tiffany Stewart, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cory Sheeks, an unmarried man and Helena Brown Sellinger, an unmarried woman, as joint tenants,** 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. 38 on the Plan of a Horizontal Property Regime (Private Element) The Terraces at Brentwood Chase (a Revision of Old Towne at Brentwood Chase), R20 Residential P.U.D. of record in Plat at Instrument No. 20000713-0069317. as revised in Instrument No. 20001103-0109137, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wesley Stewart and Tiffany Stewart, husband and wife by Warranty deed from Alexander William Agassi and wife, Kaitlyn Agassi of record in Instrument No. 20210114-0006490 Register's Office for Davidson County, Tennessee, dated January 12, 2021 and recorded on January 14, 2021.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2023, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 653 and 654, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record as Instrument Number (s) 20001103-0109137 and 20000713-0069317, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11388, Page 128, Instrument Number 20000513-0053795, Instrument Number 20000531-0053798, and Corrective Amendment in Instrument Number 20150109-0002674, Instrument Number 20000831-0086366, Instrument

Number 20000831-0086367, Instrument Number 20001214-0123057, amended in Instrument No. 20010119-0005975, Instrument No. 20010328-0029845, and Instrument No. 20041206-0144631, Register's Office for Davidson County, Tennessee. By-Laws in Instrument 20001214-0123058, Register's Office for Davidson County, Tennessee. Dedication of common areas to Terraces at Brentwood Chase in Instrument Number 20010208-0012530 and Instrument Number 20010208-0012529, Register's Office for Davidson County, Tennessee. Dedication of common areas to Brentwood Chase Community Association in Instrument 20010208-0012529 , Register's Office for Davidson County, Tennessee. Charter of Incorporation of Terraces at Brentwood Chase in Instrument Number 20001214-0123056 and Instrument Number 20000524-0051842, Register's Office for Davidson County, Tennessee. Easement for drainage in Book 7902,page 389, Register's Office for Davidson County, Tennessee. Stormwater detention agreement in Book 11115, pages 281 and 286, Register's Office for Davidson County, Tennessee. Easement for Water Mains of record in Book 8371, Page 320, in the Register's Office for Davidson County, Tennessee. Grant of Easement of record in Instrument Number 20170921-0096999, in the Register's Office for Davidson County, Tennessee.

This property, known as 513 Old Towne Drive, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 1st DAY OF June, 2023.

Wesley Stewart

Tiffany Stewart

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal at office, this 1st day of June, 2023.

Notary Public

My commission expires: 3/23/27

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 6/1/23 (date of document).

Affiant Signature

6/2/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/22/26

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE NOTARY SEAL COUNTY OF WILLIAMSON