Karen Johnson Davidson County
Batch# 1016041 DEEDWARR
06/16/2023 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20230616-0046143

This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Allison Arata & Stephen Coker
2311 Ridgecrest Drive
Nashville, TN 37216

SEND TAX BILL TO:
Legacy Home Loans, LLC
dba Steadfast Mortgage
1036 Stearman Dr., Ste. 6
White House, TN 37188

MAP/PARCEL 072-08-0-208.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bradley Stein and wife, Kendra Shirey Stein, as tenants in common, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Allison Arata, an unmarried woman and Stephen Coker, an unmarried man, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 219 on the Plan of Dalewood, Section III, of record in Plat Book 1835, Page 20, 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 Bradley Stein and wife, Kendra Shirey, as tenants by the entirety by Warranty deed from Joseph E. Marks and wife, Marla Dawn Marks a/k/a Marla Marks of record in Instrument No. 20180305-0020317 Register's Office for Davidson County, Tennessee, dated February 22, 2018, and recorded on March 05, 2018. Kendra Shirey Stein, Kendra Stein and Kendra Shirey being one and the same person.
This is improved property known as: **2311 Ridgecrest Drive, Nashville, Tennessee 37216.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 15th day of June, 2023.

WITNESS MY HAND on this the 15th day of June, 2023.

Bradley Stein

Kendra Shirey Stein

STATE OF MICHIGAN
COUNTY OF KENT

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Bradley Stein and Kendra Shirey Stein,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 15th day of June, 2023.

Ashley Rector
Notary Public of Michigan
Kent County
Expires 02/13/2028
Acting in the County of Kent

NOTARY PUBLIC

My Commission Expires: 02/13/2028

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $485,000.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of June, 2023.

NOTARY PUBLIC

My Commission Expires: 10/2/23

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

File No: 230187

Certification of Recorded Documents

I, Karen Suggs 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 June 15, 2023.

(AFFIANT) – Karen Suggs

06/15/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 15th day of June, 2023

My commission expires: 3.3.26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY