2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1016539 DEEDWARR
06/20/2023 09 42 33 AM 2 pgs
Fees $13 00 Taxes $1,554 00

20230620-0046497

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES 1-8-24
(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No P23-6132-WE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Joyce Fortner	NEW OWNER	034-07-0A-141 00-CO
(NAME)	(NAME)	
135 Harbor Village Drive		
(ADDRESS)	(ADDRESS)	
Madison TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Twenty Thousand And No/100 Dollars ($420,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES STOFAN AND RONALD ROTH, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOYCE FORTNER,** _____, 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

Being a townhome Unit with private elements situated in Davidson County, Tennessee, and further known as Lot No. 119 of Harbor Village, Phase IV, Revision I, a horizontal property regime with private elements, 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 Harbor Village, Phase IV, a horizontal property regime with private elements, of record in Instrument No. 20030611-0080857; as Amended in Instrument No. 20030723-0102986 and in Instrument No. 20050120-0007505, Register's Office for Davidson County, Tennessee; including without limitation, those By-Laws appended thereto; and together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the Town Home Property Line Exhibit of Harbor Village, Phase IV, Revision 1, shown as Exhibit to the aforementioned Declaration and Amendments, for a more complete identification and placement of said Unit.

Being the same property conveyed to James Stofan and Ronald Roth, both married by Warranty deed from Jon R. Selim, married man of record in Instrument No. 20211124-0156013 Register's Office for Davidson County, Tennessee, dated November 22, 2021 and recorded on November 24, 2021.

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

unimproved ☐
This is improved ☒ property, known as 135 Harbor Village Drive, Madison, TN 37115
(House No) (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 our hands this 15th day of June, 2023

James Stofan by Anna Lisa Bergman-Matthews, Attorney-in-Fact
James Stofan by Anna Lisa Bergman-Matthews, Attorney-in-Fact

Ronald Roth by Anna Lisa Bergman-Matthews, Attorney-in-Fact
Ronald Roth by Anna Lisa Bergman-Matthews, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the with named **Anna Lisa Bergman-Matthews,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **James Stofan and Ronald Roth** as their Attorney in Fact, as the free act and deed of the within named **James Stofan and Ronald Roth.**

Witness my hand and official seal this the 15th day of June, 2023

My Commission Expires: 10-2-2023

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY