Karen Johnson Davidson County
Batch# 1042500 DEEDWARR
08/25/2023 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20230825-0066434

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2023.

Notary Public
MY COMMISSION EXPIRES: October 25, 2026
File No. G23-19281

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Teresa D. Perry<br>(NAME) | SWBC Mortgage Corp.<br>(NAME) | 63-16-C-7 CO |
| 5013 Southfork Blvd<br>(STREET ADDRESS) | 9311 San Pedro #100<br>(STREET ADDRESS) | |
| Old Hickory, TN 37138<br>(CITY) (STATE) (ZIP) | San Antonio, TX 78216<br>(CITY) (STATE) (ZIP) | |

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Catherine E. Pendleton Stem, a married woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Teresa D. Perry, unmarried woman**, 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. 7, on the plan of Section One, Hermitage Springs Townhomes, of record in Instrument # 200108010081514, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Catherine E. Pendleton, a single woman by Deed dated April 10, 2013 from Robert Tyler Farrar and Jamey Shannon Farrar (fka Jamey Shannon Dillard), husband and wife, recorded April 12, 2013, in Instrument Number 20130412-0036499, Register's Office of Davidson County, Tennessee. Catherine E. Pendleton is now married and known as Catherine E. Pendleton Stem. Clifford Lee Stem joins in this conveyance for the purpose of conveying any interest he may in said property, particularly his marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5013 Southfork Boulevard, Old Hickory, TN 37138.

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.

Witness my/our hand(s) this 23rd day of August, 2023.

Catherine E. Pendleton Stem

Catherine E. Pendleton Stem

Clifford Lee Stem

Clifford Lee Stem

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of August, 2023, before me personally appeared Catherine E. Pendleton Stem and Clifford Lee Stem, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of August, 2023.

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-19-2026

Notary Signature
My commission expires:

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

# Certificate of Authenticity

I, Joshua A. Terry, 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 8/23/23.

Affiant Signature – Joshua A. Terry

8/24/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/24/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27