Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1046586 DEEDWARR
09/06/2023 10:54:06 AM 3 pgs
Fees: $18.00 Taxes: $2,534.50

20230906-0069825

Name and Address of New Owner:
Karen Cosentino, an unmarried person
4617 Sterling Cross
Nashville, TN 37211

Send Tax Statements To:

New Owner

THIS INSTRUMENT PRE
(Please Return Document

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-23081160

Map and Parcel: 172 14 0B 042 00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dovanna Brown and Stephanie Everett and Scott Stone**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Karen Cosentino, an unmarried person**, hereinafter called the GRANTEE, her 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 all of Lot No. 42, on the plan of Winfield Park, Phase I, Section I, as shown on plat of record in Instrument No. 20001211-0121552 and revising Instrument No. 20000810-0079242 and Book 9700, page 765, 766, 767 & 768, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Dovanna Brown and Denise Davis, as tenants in common, by Warranty Deed filed for record on June 4, 2008 in Instrument No. 20080604-0057142, in the Register's Office of Davidson County, Tennessee. The said Denise D. Davis died testate on October 2, 2021, and pursuant to the Last Will and Testament of Denise D. Davis, of record in Docket Number 21P2206, Circuit Court of Davidson County, Tennessee (Probate Division), her interest in the subject property was devised to Scott Stone and Stephanie Everette, as tenants in common. Being the same property conveyed to Scott Stone and Stephanie Everette by Executor's Quitclaim Deed filed for record on February 2, 2023 in Instrument No. 20230202-0007771, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following Covenants, Conditions and Restrictions of Winfield Park of record in Book 11113, page 691; All matters as set forth on plat of record in Instrument No 20001211-0121552 and revising Instrument No 20000810-0079242 and Book 9700, page 765, 766, 767 & 768, Bylaws as set forth in Declaration of Covenants, Conditions and Restrictions for Winfield Park of record in Book 11113, page 691, Certification of Duly Appointed Resolution for Winfield Park Homeowners' Association of record in Instrument No. 20160211-0013422; Quitclaim Deed for Open Space to Winfield Park Homeowner's Association, Inc. of record in Instrument No. 20020515-0059528, Deed of Easement for Ingress and Egress Cross Use Agreement of record in Book 5552, page 857, Easement Agreement of record in Book 11124, page 852; Easement to BellSouth Telecommunications, Inc. of record in Book 11628, page 204, all of said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

This is improved property known as 4617 Sterling Cross, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever, and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this 5th day of September, 2023

Dovanna Brown

Dovanna Brown

Stephanie Everett

Stephanie Everett

Scott Stone

Scott Stone

State of Tennessee

County of Williamson

Personally appeared before me, Dovanna Brown, Stephanie Everett, and Scott Stone with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained

Witness my hand and seal this 5th of September, 2023

Notary Public

My Commission Expires 8/17/2025

HOPE WILSON COLEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $685,000 00.

Affiant Signature

Subscribed and sworn to before me, this 5th day of September, 2023

Notary Public
My Commission Expires:

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov 3, 2025