Karen Johnson Davidson County
Batch# 1060598 DEEDWARR
10/13/2023 03:05:30 PM 5 pgs
Fees: $28.00 Taxes: $185.00
20231013-0080547

Send tax bills to:
EARIC C. JOSEPH
1104 STONE RIDGE COURT
NASHVILLE, TN 37211

Name and address of new owner:
EARIC C. JOSEPH
1104 STONE RIDGE COURT
NASHVILLE, TN 37211

This instrument prepared by:
RYAN SMITH
o/b/o BC LAW FIRM, P.A.
409 SHADOW PKWY
CHATTANOOGA, TN 37421

Recordation Requested By/Return to:
STEWART TITLE GUARANTY COMPANY
1900 SOUTH STATE COLLEGE BLVD. SUITE 200
ANAHEIM, CA 92806
File No. NSWREF23591549

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Map parcel number: 180 02 0A 030.00

WARRANTY DEED

This Deed executed this 28th day of September 2023, for good consideration, I (We) **NICOLE M. JOSEPH AND EARIC JOSEPH, WHO TOOK TITLE AS WIFE AND HUSBAND** whose mailing address is 1104 STONE RIDGE COURT, NASHVILLE, TN 37211, hereby bargain, deed, and convey to **EARIC C. JOSEPH, AN UNMARRIED MAN** whose mailing address is 1104 STONE RIDGE COURT, NASHVILLE, TN 37211, the following described land in DAVIDSON County, to wit:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Section 1 The Ridge at Stone Creek RS10 Cluster Lot Development of record in Plat at Instrument No. 20031027-0157621, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nicole M. Joseph and Earic Joseph, wife and husband by Warranty Deed from Joseph W. Fitzgerald and wife, Andrea M. Fitzgerald, dated May 10, 2016, recorded on May 12, 2016 as Instrument 20160512-0047283.

APN: 180 02 0A 030.00
Property Address: 1104 STONE RIDGE COURT, NASHVILLE, TN 37211

This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 28th day of September, 2023.

Nicole M. Joseph
NICOLE M. JOSEPH

STATE OF)
) SS.
COUNTY OF Davidson)

On this 28th day of September 2023, before me personally appeared **NICOLE M. JOSEPH,** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Unity Anderson
Notary Public
My Commission Expires: May 5, 2025

My Commission Expires
May 5, 2025

APN: 180 02 0A 030.00
Property Address: 1104 STONE RIDGE COURT, NASHVILLE, TN 37211

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TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 28th day of September, 20 23.

EARIC JOSEPH

STATE OF)
) SS.
COUNTY OF Davidson)

On this 28th day of September 2023, before me personally appeared **EARIC JOSEPH,** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Unity Anderson
Notary Public
My Commission Expires: May 5, 2025

My Commission Expires
May 5, 2025

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $~~90,000.00~~ 50,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

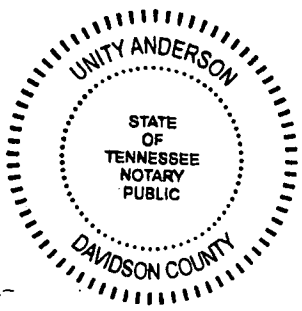
~~Signature~~ of Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 28th day of September, 2023.

Notary Public
My Commission Expires:

My Commission Expires
May 5, 2025



Tennessee Certification of Electronic Document

I, Tu Huynh, 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 9-28-23 (date of document).

Affiant Signature

10-2-2023
Date

State of California

County of Orange

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

Notary's Signature

CHUONG A. LAM
Notary Public - California
Orange County
Commission # 2329677
My Comm. Expires Jun 15, 2024

MY COMMISSION EXPIRES: June 15, 2024

NOTARY'S SEAL