WARRANTY DEED

Karen Johnson Davidson County
Batch# 1068483 DEEDWARR
11/03/2023 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20231103-0086290

File No. AT-23-5450

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of November, 2023

Notary Public

MY COMMISSION EXPIRES: 3-3-2025 (AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine Urban	New owner	
(NAME)	(NAME)	172-14-0B-207.00-CO
4724 Sterling Cross		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I/we, **Elizabeth Waterman and Shawn Keith, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Catherine Urban,**_____, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 207 on the Plan of Final Plat for Winfield Park, Phase 1, Section 2, Revision 2, of record as Instrument No 20000225-018480, as revised as Instrument No. 20010313-0024087, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Sophie A. Stevens and Matthew Stevens, wife and husband by Warranty deed from Zachary E. Morgan and Barbara Morgan, husband and wife of record in Instrument No. 20161208-0128760 Register's Office for Davidson County, Tennessee, dated December 02, 2016 and recorded on December 08, 2016 and corrected by Scrivener's Affidavit of record in Instrument No. 20170925-0097792.

Being the same property conveyed to Elizabeth Waterman and Shawn Keith, wife and husband by Warranty deed from Sophie A. Stevens and Matthew Stevens, wife and husband of record in Instrument No. 20211116-0152434 Register's Office for Davidson County, Tennessee, dated November 05, 2021 and recorded on November 16, 2021.

This is property more commonly known as 4724 Sterling Cross, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 1st day of November, 2023.

Elizabeth Waterman

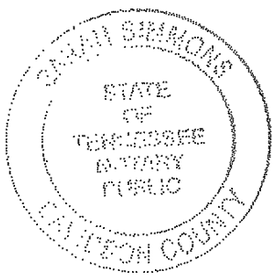
Shawn Keith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of November, 2023, before me personally appeared Elizabeth Waterman and Shawn Keith, 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 1st day of November, 2023.

Notary Signature
My commission expires: 3-3-26



Certificate of Authenticity

I, Holly A. Mason, 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 November 1, 2023.

Affiant Signature

11/1/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 day of November, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026