Karen Johnson Davidson County
Batch# 1075081 DEEDWARR
11/27/2023 09:55:30 AM 6 pgs
Fees: $33.00 Taxes: $1,202.50
20231127-0091361

WARRANTY DEED

MICHELLE MARTIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File #23-PA-4308-PARK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF November, 2023.

Michelle Martin
Notary Public

MY COMMISSION EXPIRES: 9-21-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Justin Stein	**Steadfast Mortgage**	
(NAME)	(NAME)	**069 02 0 021.00**
4308 Enchanted Circle	**2 Cadillac Drive**	
(ADDRESS)	(ADDRESS)	
Nashville TN 37218	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DARLENE BOYD, A MARRIED PERSON, STEVEN C. JORDAN, A MARRIED PERSON, MARVELYN HUMPHREY, AN UNMARRIED PERSON, CHRISTOPHER ERIC JORDAN, A SINGLE PERSON, TRACEE MARIE JORDAN, A SINGLE PERSON, KIYA MICHELLE JORDAN, AN UNMARRIED PERSON, JESSICA JORDAN, A MARRIED PERSON, AMANDA JORDAN, A SINGLE PERSON, AND ALEXIS JORDAN, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUSTIN STEIN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 70 on the Plan of Section One, Enchanted Hills, as of record in Plat Book 3300, Page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 70 fronts 83 feet on the Northerly side of Enchanted Circle, and runs back between parallel lines 193.33 feet on the Westerly side and 184 feet on the Easterly side, to a broken line in the rear measuring 85.8 feet thereon.

Being the same property conveyed to Robert William Jordan and wife Alice G. Jordan, by Warranty Deed from Blue Ribbon Homes, Inc, of record in Book 3649, Page 81, in the Register's Office of Davidson County, Tennessee, dated November 27, 1963 and recorded on November 29, 1963.

The said Alice G. Jordan died on October 20, 2009, leaving the said Robert William Jordan as surviving tenant by the entirety. The said Robert William Jordan died intestate on May 17, 2020 leaving subject property to heirs at law Steven C. Jordan, Darlene Jordan Boyd, Randall Eric Jordan, Marvelyn Humphrey, Christopher Eric Jordan and Tracee Marie Jordan per Affidavit of Heirship recorded in Instrument No. 20210913-0122147, in the Register's Office for Davidson County Tennessee. See Probate Case for Robert William Jordan of record in Case No. 20P2017, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). For reference, see also Small Estate Probate for Darryl P. Jordan in Case No. 11P381, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). See also Affidavit of Heirship for Robert William Jordan recorded simultaneously herewith in Instrument No. ___202311270091356_____, in the Register's Office for Davidson County, Tennessee.

The said Randall Eric Jordan having since died intestate on April 5, 2021 leaving his interest in subject property to his heirs at law Kiya Jordan, Jessica Jordan, Amanda Jordan and Alexis Jordan per Affidavit of Heirship recorded simultaneously herewith in Instrument No. ____202311270091355_____, in the Register's Office for Davidson County, Tennessee. For reference, see also Small Estate Probate for Randall Eric Jordan in Case No. 21P1190, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division)

The Grantors hereby affirm that the subject property has never been a primary marital residence for any of the herein named Grantors.

This conveyance is subject to:
*Taxes and assessments for the year 2024, and subsequent years, not yet due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Enchanted Hills, as recorded in Plat Book 3300, Page(s) 96.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3467, Page 224.

*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5212, Page 83.

*Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020528-0064320.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **4308 Enchanted Circle, Nashville, TN 37218.**

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 21st day of November, 2023.

Darlene Boyd

Steven C. Jordan

Marvelyn Humphrey

Christopher Eric Jordan by Tracee Jordan, Attorney-in-Fact
Christopher Eric Jordan by Tracee Marie Jordan, Attorney-In-Fact

Tracee Marie Jordan

Kiya Michelle Jordan

Jessica Jordan by Darlene Boyd, Attorney-In-Fact

Amanda Jordan by Darlene Boyd, Attorney-In-Fact

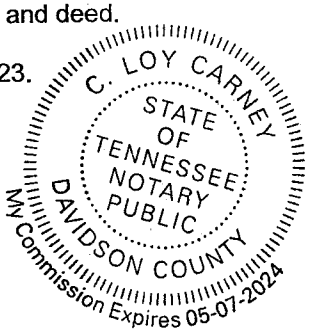
Alexis Jordan by Darlene Boyd, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of November, 2023, before me personally appeared Darlene Boyd, 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 21st day of November, 2023.

Notary Signature
My commission expires:

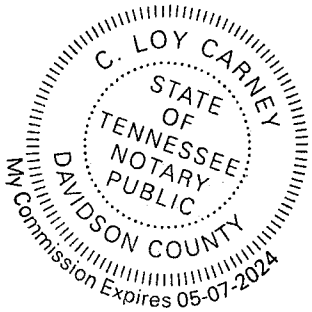


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of November, 2023, before me personally appeared Steven C. Jordan, 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 21st day of November, 2023.

Notary Signature
My commission expires:

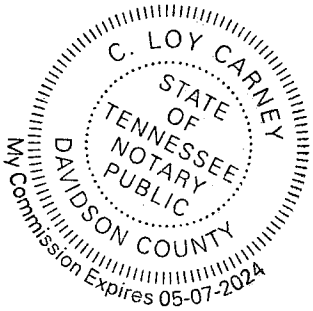


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of November, 2023, before me personally appeared Marvelyn Humphrey, 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 21st day of November, 2023.

Notary Signature
My commission expires:

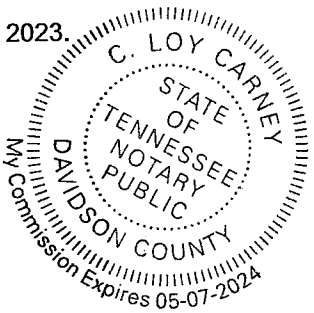


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of November, 2023, before me personally appeared Tracee Marie Jordan, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of Christopher Eric Jordan, as his Attorney-In-Fact, and acknowledged that such person (or persons) executed the same as the free act and deed of Christopher Eric Jordan.

Witness my hand, at office, this 21st day of November, 2023.

Notary Signature
My commission expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of November, 2023, before me personally appeared Tracee Marie Jordan, 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 21st day of November, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of November, 2023, before me personally appeared Kiya Michelle Jordan, 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 21st day of November, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of November, 2023, before me personally appeared Darlene Boyd, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of Jessica Jordon, as her Attorney-In-Fact, and acknowledged that such person (or persons) executed the same as the free act and deed of Jessica Jordon.

Witness my hand, at office, this 21st day of November, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of November, 2023, before me personally appeared Darlene Boyd, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of Amanda Jordan, as her Attorney-In-Fact, and acknowledged that such person (or persons) executed the same as the free act and deed of Amanda Jordan.

Witness my hand, at office, this 21st day of November, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of November, 2023, before me personally appeared Darlene Boyd, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of Alexis Jordon, and acknowledged that such person (or persons) executed the same as the free act and deed of Alexis Jordon.

Witness my hand, at office, this 21st day of November, 2023.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11-21-23.

Affiant Signature

11-27-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY