Karen Johnson Davidson County
Batch# 1093197 DEEDWARR
01/24/2024 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20240124-0004554

WARRANTY DEED



Online Notary Public
My Commission Expires
May 16, 2027

Notarized online using audio-video communication

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Jason Stephen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: May 16, 2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bonnie M. Stroupe and Maggie T. Stroupe	New Owner	
(NAME)	(NAME)	075120F02800CO
735 Tulip Grove Rd, #210	<----------	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076		
(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, **Jason T. Stephen, an unmarried man** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bonnie M. Stroupe and Maggie T. Stroupe ,** 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 28, AKA Unit 210, Tulip Cove Townhomes, as shown on plat of record in Exhibit B of Instrument No. 20050525-0059119, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jason T. Stephen, a/k/a Jason Stephen, an unmarried man and Kenneth D. Stephen and Constance Stephen, husband and wife, as tenants in common with full rights of survivorship, by virtue of that certain Warranty Deed dated September 29, 2015, and being of record at Instrument No. 20151006-0101529 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jason T. Stephen, unmarried, by virtue of that certain Quit Claim Deed of record at Instrument No. 20240122-0003058 **in the Register's Office of Davidson County, Tennessee.**

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 735 Tulip Grove Rd. #210 Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 17th day of January, 2024.

Jason Stephen

Jason T. Stephen

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jason T. Stephen**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of January, 2024.

Notarized online using audio-video communication

Notary Public
My Commission Expires: May 16, 2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
Online Notary Public
My Commission Expires
May 16, 2027

Please return to : Main Street Title, 971 Benders Ferry Rd, Mt Juliet, TN 37122

Tennessee Certification of Electronic Document

I, Ed Tignor, 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 1/17/24 (date of document).

Affiant Signature

1/17/24

Date

State of TN

County of Wilson

Sworn to and subscribed before me on 1/17/24

Notary's Signature

MY COMMISSION EXPIRES: 7/6/2026

NOTARY'S SEAL

