WARRANTY DEED

Karen Johnson Davidson County
Batch# 1106430 DEEDWARR
03/01/2024 09:57:30 AM 4 pgs
Fees: $23.00 Taxes: $2,534.50
20240301-0014244

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company – Relocation Services, 2801 Network Blvd., Suite 103, Frisco, TX 75034

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allison Ross and Michael John Ross	**Same as New Owner**	180-02-0A-001.00
(NAME)	(NAME)	
7164 Holt Run Drive		180-02-0A-001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 29th day of February, 2024, by and between **Dawn C. Werner F/K/A Dawn M. Corrado and William Joseph Werner, wife and husband,** party of the first part, and **Allison Ross and Michael John Ross, wife and husband,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of The Ridge at Stone Creek, Section 1, a Planned Unit Development, as of record in Instrument No. 20031027-0157621, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Dawn M. Corrado, and William Joseph Werner, both unmarried, as joint tenants with right of survivorship by Warranty Deed from Drees Premier Homes, Inc., an Ohio Corporation, dated 03/31/2005, of record in Instrument No. 20050404-0036224, Register's Office for Davidson County, Tennessee. William Joseph Werner and Dawn M. Corrado, having since married. Dawn M. Corrado is now known as Dawn C. Werner.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit A for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

William Joseph Werner 10/24/23

Dawn Corrado Werner 10/24/23

AMBER CHRISLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William Joseph Werner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 24th day of OCTOBER, 2023.

Commission expires: JULY 6th 2026

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Dawn Corrado Werner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 24th day of OCTOBER, 2023.

Commission expires: JULY 6th 2026

Notary Public

AMBER CHRISLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

EXHIBIT A

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

2. Rights or claims of parties in possession not shown by the public records.

3. Easements, or claims of easements, not shown by the public records.

4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

5. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.

6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

7. Restrictions upon the use of the premises not appearing in the chain of title to the land.

8. Taxes for 2024 and subsequent years, a lien not yet due and payable.

9. All matters shown on the plat of record in Plat Instrument No. 20031027-0157621, in the Register's Office for Davidson County, Tennessee.

10. Covenants, conditions, easements and restrictions recorded in Book 10324, Page 365, as amended in Instrument No. 20010719-0076875 and Instrument No. 20020722-0087705, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

11. Easement including terms and conditions thereof as recorded in Book 10716, Page 596, in the Register's Office for Davidson County, Tennessee.

12. Stormwater Detention Agreement Easement including terms and conditions thereof as recorded in Instrument No. 20020528-0064318, in the Register's Office for Davidson County, Tennessee.

13. Charter recorded 01/21/1997 of record in Book 10324, Page 358, in the Register's Office for Davidson County, Tennessee.

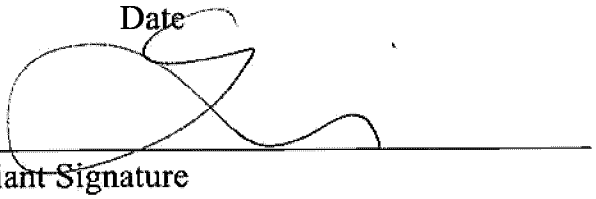
14. Quitclaim Deed to the Homeowner's Association recorded 06/11/2013 of record in Instrument No. 201306110059043, in the Register's Office for Davidson County, Tennessee.

15. If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which the improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

Certificate of Authenticity

I, Leslie Hayes, 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 Oct. 24, 2023.

Date



Affiant Signature

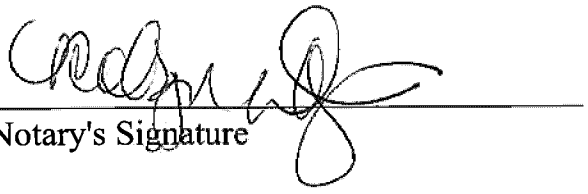
3/1/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of March, 2024.



Notary's Signature

My Commission Expires: 1-19-2025

Date

Notary's Seal (if on paper)

