Karen Johnson Davidson County
Batch# 1108925 DEEDWARR
03/08/2024 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.13
20240308-0016193

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $534,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of March, 2024.

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Notary Public
MY COMMISSION EXPIRES:
File No. G24-20457

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Emma Smith and Alivia Kate Stehlik	New owner	32-16-A-1 CO
(NAME)	(NAME)	
2017 Creekland View Blvd	2017 Creekland View Blvd	
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Manuel Antonio Roman, Jr and Jennifer Roman, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alivia Kate Stehlik and Emma Smith, married to each other,** HEREINAFTER CALLED THE GRANTEES, 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. 1, on the plan of Heritage Creek, Phase 1A, as shown by plat of record in Plat Instrument No. 20211110-0149949, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Manuel Antonio Roman, Jr and Jennifer Roman, husband and wife by Deed dated January 31, 2023 from Clayton Properties Group Inc., recorded January 31, 2023, in Instrument Number 20230131-0007268, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2017 Creekland View Blvd, Nashville, TN 37207.

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. Whenever 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 5th day of March, 2024.

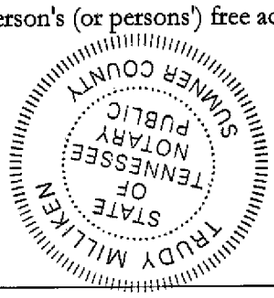
Jennifer Roman

Manuel Antonio Roman, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of March, 2024, before me personally appeared Jennifer Roman and Manuel Antonio Roman Jr, 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 5th day of March, 2024.



Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 3/5/24 (date of document)

Regina Sullo
Affiant Signature

March 8, 2024
Date

State Of TN

County of Davidson

Sworn and subscribed before me this 8th day of March, 2024

Mary E. Armor
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

