Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1093

Karen Johnson
Batch # 1122479
04/12/2024 12:16:53 PM
Fees: $13.00 Taxes: $3,021.05

Davidson County
DEEDWARR
2 pgs

20240412-0026186

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Julie E. Stark, a married woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sheeva Rouhani-Fard and Paul Chapman Stephens, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 11, Block M on the Plan of Final Layout of Crolywood Subdivision, Section II of record in Plat Book 1130, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Julie E. Stark, unmarried woman by Warranty Deed from Metropolitan Construction, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210702-0090215 Register's Office for Davidson County, Tennessee, dated June 30, 2021 and recorded on July 02, 2021. Julie E. Stark is now married to Matthew Vormbrock and he joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 513 Croley Drive, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Sheeva Rouhani-Fard 513 Croley Drive Nashville, TN 37209	Legacy Home Loans, LLC DBA 2 Cadillac Drive Brentwood, TN 37027	091-13-0-146.00

WITNESS THE EXECUTION HEREOF this 10th day of April, 2024.

Julie E. Stark

Matthew Vormbrock

State of Indiana
County of Boone

On this 10th day of April, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Julie E. Stark and Matthew Vormbrock, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public Christina Morris

My Commission Expires: 3/8/2032

CHRISTINA MORRIS
NOTARY PUBLIC-SEAL
HAMILTON COUNTY, INDIANA
MY COMM #NP0678100
COMM EXPIRES: MARCH 8, 2032

State of Tennessee
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 816,500.00.**

Affiant

Sworn and subscribed before me on this the 11th day of April, 2024.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN