37161-4 (BM) Box #14

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1134551 DEEDWARR
05/14/2024 11:10:54 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20240514-0035534

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$650,000.00**.

Elena McDermott
Affiant

Subscribed and sworn to before me, this 10th day of May, 2024.

Notary Public

My commission expires: 12/14/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Curtis Rigg and Elena McDermott	**The Mortgage Link, Inc.**	**172-05-0-B-119.00co**
6033 Gessner Lane	**3 Research Place, Suite 103**	
Brentwood, TN 37027	**Rockville, MD 20850**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John Crawford Bellenfant and Jordan Casady Bellenfant, husband and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Curtis Rigg, an unmarried man, and Elena McDermott, an unmarried woman, as joint tenants with right of survivorship

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. 5 on the Final Plat for Sterling Oaks, Phase III, of record in Instrument No. 20001122-0115320, 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 John Crawford Bellenfant, unmarried and Jordan Leigh Casady, unmarried, as tenant in common with right of survivorship, by Warranty Deed dated September 04, 2015, from Sterloaks, LLC, of record in Instrument No. 20150911-0092189, Register's Office for Davidson County, Tennessee. John Crawford Bellenfant and Jordan Casady (now Bellenfant) having quitclaimed their interest to John Crawford Bellenfant and Jordan Casady Bellenfant, husband and wife, tenants in common with right of survivorship, by Quitclaim Deed dated June 26, 2020, of record in Instrument No. 20200730-0083939, said Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Jordan Casady Bellenfant pursuant to a Specific Power of Attorney executed by same on the 26th day of March, 2024, of record in Instrument No. 20240514 0035533, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record as shown in Instrument No. 20001122-0115320, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Easements for Sanitary Sewer and/or Storm Drainage of record in Book 7121, Page 177, Book 7121, Page 181, Book 7121, Page 185, Book 7250, Page 766, and in Book 7573, Page 231, said Register's Office for DAVIDSON County, Tennessee.**

3) **Declaration of Covenants, Conditions and Restrictions of Sterling Oaks, Phase III, of record in Instrument No. 20001214-0123042, said Register's Office.**

4) **By-Laws of Sterling Oaks, Phase III Homeowners' Association, Inc. of record in Instrument No. 20001214-0123043, said Register's Office.**

5) **Charter of Sterling Oaks, Phase III Homeowners' Association, Inc. of record in Instrument No. 20001214-0123041, said Register's Office.**

6) **Rule regarding Enforcement of governing documents of record in Instrument No. 20130419-0039232, said Register's Office.**

7) **Dedication of Common Areas to Sterling Oaks Homeowners' Association, Inc. of record in Instrument No. 20110421-0030897, said Register's Office.**

8) **Easement for use of spring and driveway of record in Book 2240, Page 167, Book 2927, Page 95, and corrected in Book 2996, Page 487, said Register's Office.**

9) **Easement for cemetery of record in Book 4600, Page 99, said Register's Office.**

10) **Agreement for Cancellation and Extinguishment of Easement of record in Book 9474, Page 745, said Register's Office.**

11) **Easement for Transmission Line of record in Book 1174, Page 37, and in Book 1205, Page 17, said Register's Office.**

12) **Dedication of (Cemetery) from Pulte Homes Tennessee Limited Partnership, a Nevada limited Partnership to Sterling Oaks Phase III Homeowners Association, Inc., a Tennessee nonprofit corp., of record in Instrument No. 20220315-0030025, said Register's Office.**

13) **Easement to Bellsouth Communications of record in Instrument No. 20010824-0091876, said Register's Office.**

14) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved (__X_) Unimproved (____) property, known as: **6033 Gessner Lane, Brentwood, TN 37027**

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 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/our hand(s) this **10th** day of **May, 2024.**

John Crawford Bellenfant

Jordan Casady Bellenfant
by John Crawford Bellenfant, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **John Crawford Bellenfant,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **10th** day of **May, 2024.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **John Crawford Bellenfant,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Jordan Casady Bellenfant,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Jordan Casady Bellenfant,** for the purpose therein contained, by signing the name of **Jordan Casady Bellenfant,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **May, 2024.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY