WARRANTY DEED

Karen Johnson Davidson County
Batch# 1148213 DEEDWARR
06/17/2024 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,071.63
20240617-0045418

File #24-TC-0191-P

(SEAL) JENNIFER HUDGINS TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $559,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June, 2024.

Notary Public

MY COMMISSION EXPIRES 2-23-2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cody Nicholson and Erica Hightower	New Owners	
(NAME)	(NAME)	**114 12 4A 014.00 – Co**
191 Stonecrest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

RONALD PAUL GATRELL AND MARJORIE ANN POMEROY-WALLACE, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

CODY NICHOLSON, AN UNMARRIED MAN, AND ERICA HIGHTOWER, AN UNMARRIED WOMAN, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 46, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for THE HIGHLANDS AT STONERIDGE, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170905-0090767, as amended in Instrument No. 20170915-0094659, Instrument No. 20190123-0006687 and Instrument No. 20190607-0054759 and being shown on Plat attached thereto as Exhibit "C", 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 Ronald Paul Gatrell and Marjorie Ann Pomeroy-Wallace, Husband and Wife, by Special Warranty Deed from Vastland Northcrest Development, LLC, of record in Instrument No. 20210128-0012774, in the Register's Office of Davidson County, Tennessee, dated January 26, 2021 and recorded on January 28, 2021.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050421-0044398.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170905-0090767, as being amended in Instrument No. 20170915-0094659, Instrument No. 20190123-0006687, and Instrument No. 20190607-0054759.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20160419-0037869.
* Easement recorded in Book 787, Page 3.
* Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20070319-0032638.
* Easement for Water Line, recorded in Instrument No. 20080428-0042872.
* Easement for Parking, recorded in Instrument No. 20080428-0042873.
* Easement for Right of Way, recorded in Instrument No. 20180730-0073897.
* Agreement as set forth in instrument recorded in Book 3067, Page 471.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070319-0032705.
* Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20090522-0047154.
* Application to Combine Parcels recorded in Instrument No. 20050803-0090597.
* Any and all existing easements and restrictions as shown of record not stated herein

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **191 Stonecrest 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 14th day of June, 2024.

Ronald Paul Gatrell

Marjorie Ann Pomeroy-Wallace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of June, 2024, before me personally appeared Ronald Paul Gatrell, 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 14th day of June, 2024.

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

On this 14th day of June, 2024, before me personally appeared Marjorie Ann Pomeroy-Wallace, 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 14th day of June, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, **Deanna Wood** *(custodian's name)*, 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 June 14, 2024 *(date of document)*.

Deanna Wood — 6-17-2024

Custodian's Signature — Date

STATE OF TENNESSEE
COUNTY OF Dickson

Sworn to and subscribed before me this 17 day of June, 2024.

Jennifer Hudgins

Notary Public

My Commission Expires: 2-23-2028

JENNIFER HUDGINS
TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON