Warranty Deed

Karen Johnson Davidson County Batch# 1151448 DEEDWARR 06/26/2024 02:18:30 PM 5 pgs Fees: $28.00 Taxes: $1,283.90 20240626-0048015	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $347,000.00. Affiant Subscribed and sworn to before me, this the 14th day of June, 2024. Notary Public My commission expires:

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires October 21, 2026 WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Rusty Uy Sreymon Bun	Wilson Bank & Trust	064-09-0H-002.00-CO
5464 Pisano Street	207 Legends Drive	
Mt. Juliet, TN 37122	Lebanon, TN 37087	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ELIZABETH MARIE HARTY, AN UNMARRIED WOMAN AND ANDREW JAY STEGELMANN, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUSTY UY AND SREYMON BUN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit B on the Plan of 4222 Old Hickory Blvd Townhomes, a Horizontal Property Regime with Private Elements, attached as Exhibit "B" to the Amendment to Declaration of Covenants, Conditions and Restrictions for 4222 Old Hickory Blvd Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037301, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to George R. Wauford, unmarried by Warranty Deed from Juanita Gentry, unmarried of record in Instrument No. 20030820-0120853, Register's Office for Davidson County, Tennessee, dated August 19, 2003 and recorded on August 20, 2003, and re-recorded on November 14, 2003, of record in Instrument No: 20031114-0166474, and Scriveners Affidavit recorded on November 09, 2018, of record in Instrument No: 20181109-0110999, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Josh Terry, Trustee of The 4222 Old Hickory Trust by Warranty Deed from George R. Wauford, a married man of record in Instrument No. 20181109-0111000, Register's Office for Davidson County, Tennessee, dated November 08, 2018 and recorded on November 09, 2018.

Being part of the same property conveyed to Griffin Contractors LLC, a Tennessee Limited Liability Company by Warranty deed from Amanda Dean, Successor Trustee of the 4222 Old Hickory Trust of record in Instrument No. 20190117-0005109 Register's Office for Davidson County, Tennessee, dated January 10, 2019 and recorded on January 17, 2019.

Being part of the same property conveyed to G and D Investments, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Griffin Contractors LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191106-0114535 Register's Office for Davidson County, Tennessee, dated September 27, 2019 and recorded on November 06, 2019.

See Warranty Deed to Elizabeth Marie Harty and Andrew Jay Stegelmann, wife and husband, from G and P Investment, LLC, a limited liability company, dated January 14, 2021 and recorded January 19, 2021 in Instrument No. 20210119-0007864, Register's Office of Davidson County, Tennessee. (NOTE: Grantees were conveyed Unit A by this deed in error, which was corrected by Exchange Agreement and Quitclaim Deed as noted below)

See Exchange agreement in Instrument No. 20240305-0015174, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Elizabeth Marie Harty and Andrew Jay Stegelmann, wife and husband by Quitclaim Deed from Jordan Blanchett, a single woman dated March 4, 2024 and recorded March 5, 2024 in Instrument No. 20240305-0015176, Register's Office of Davidson County, Tennessee. The said Elizabeth Marie Harty and Andrew Jay Stegelmann having since divorced.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4222 A Old Hickory Boulevard, Old Hickory, TN 37138, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of June, 2024.

Elizabeth M Harty

Elizabeth Marie Harty

Andrew Jay Stegelmann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Elizabeth Marie Harty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of June, 2024.

Notary Public

My Commission Expires: 7.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Being part of the same property conveyed to G and D Investments, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Griffin Contractors LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191106-0114535 Register's Office for Davidson County, Tennessee, dated September 27, 2019 and recorded on November 06, 2019.

See Warranty Deed to Elizabeth Marie Harty and Andrew Jay Stegelmann, wife and husband, from G and P Investment, LLC, a limited liability company, dated January 14, 2021 and recorded January 19, 2021 in Instrument No. 20210119-0007864, Register's Office of Davidson County, Tennessee. (NOTE: Grantees were conveyed Unit A by this deed in error, which was corrected by Exchange Agreement and Quitclaim Deed as noted below)

See Exchange agreement in Instrument No. 20240305-0015174, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Elizabeth Marie Harty and Andrew Jay Stegelmann, wife and husband by Quitclaim Deed from Jordan Blanchett, a single woman dated March 4, 2024 and recorded March 5, 2024 in Instrument No. 20240305-0015176, Register's Office of Davidson County, Tennessee. The said Elizabeth Marie Harty and Andrew Jay Stegelmann having since divorced.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4222 A Old Hickory Boulevard, Old Hickory, TN 37138, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of June, 2024.

_____
Elizabeth Marie Harty

_____
Andrew Jay Stegelmann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Elizabeth Marie Harty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of June, 2024.

_____
Notary Public

My Commission Expires: _____

STATE OF INDIANA
COUNTY OF St Joseph

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew Jay Stegelmann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of June, 2024.

Marilyn Reed
Notary Public

My Commission Expires: 5/17/2025

MARILYN REED
Notary Public - Seal
Elkhart County - State of Indiana
Commission Number NP0698304
My Commission Expires May 17, 2025

Certificate of Authenticity

I, Celia Stewart Rouse, 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 6|14|24.

Date

Celia Stewart Rouse

Affiant Signature

6|14|24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 14th day of June, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3|19|2025

Date

Notary's Seal

