RETURN TO
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-2643

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of June, 2024

Notary Public

Commission Expires: 11-8-25

Karen Johnson
Batch # 1152358
06/28/2024 10:59:15 AM
Fees: $13.00 Taxes: $1,461.50

Davidson County
DEEDWARR
2 pgs

20240628-0048665

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matthew Radoslovich and Christina Long 314 Stonecrest Way Nashville, TN 37209	OWNR	114-12-0A-087-00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

James Justin Woods, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christina Long, an unmarried woman, and Matthew Radoslovich, an unmarried man

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. 87 on the Plan of Stoneridge Townhomes, Phase II, shown as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060721-0088352, amended in Instrument No. 20080715-0072550, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Kathryn D. MacIndoe, unmarried, by Warranty deed from Sunny Meadows, LLC, a Limited liability company of record in Instrument No. 20170306-0021612 Register's Office for Davidson County, Tennessee, dated February 28, 2017 and recorded on March 06, 2017

Being the same property conveyed to James Justin Woods, an unmarried man, by Warranty Deed from Kathryn D. MacIndoe, an unmarried woman, of record in Instrument No. 20220622-0071110 Register's Office for Davidson County, Tennessee, dated June 17, 2022 and recorded on June 22, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 314 Stonecrest Way, 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 GRANTEES, their heirs and assigns forever; and we so 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. 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.

Dated this the 26th day of June, 2024.

James Justin Woods

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of June, 2024, before me personally appeared James Justin Woods, 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 26th day of June, 2024.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/22/2026
WILLIAMSON COUNTY