Karen Johnson Davidson County
Batch# 1152807 DEEDWARR
06/28/2024 03:49:30 PM 4 pgs
Fees: $23.00 Taxes: $1,720.50
20240628-0048991

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 38234	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $465,000.00. Cameron Meek Affiant Subscribed and sworn to before me this 27th day of June, 2024. Notary Public My Commission Expires:

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-14-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cameron Meek 689 Harpeth Trace Drive Nashville, TN 37221	**New Owner**	Map and Parcel No.: 143020C04800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Sherry L. Stinson, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Cameron Meek, unmarried ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 689 Harpeth Trace Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of June, 2024.

Sherry L. Stinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sherry L. Stinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2024.

Notary Public

My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 48 on the Plan of Harpeth Knoll as of record in Book 5200, page 764, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jan Charles Stinson and Sherry L. Stinson, married to each other, by deed dated May 20, 2020 from Barry O'Neill, married, of record in Instrument No. 20200526-0054210, Register's Office for Davidson County, Tennessee. The said Jan Charles Stinson and Sherry L. Stinson having since divorced in Douglas County, Nebraska in Docket CI 22-4938. Jan Charles Stinson conveyed his interest in the property to Sherry L. Stinson by quitclaim deed recorded in Instrument No. 202406280048990____, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Harpeth Knoll Subdivision of record in Book 6280, page 478, amended in Instrument No. 20070405-0041277, and Instrument No. 20170421-0039040, Register's Office for Davidson County, Tennessee.
3. By-Laws of Harpeth Knoll Homeowner's Association, of record in Book 6280, page 486, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Harpeth Knoll Homeowner's Association of record in Book 6353, page 228, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Harpeth Knoll Homeowner's Association of record in Book 6272, page 636, amended in Book 8176, page 699, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6380, page 201, Register's Office for Davidson County, Tennessee.
7. Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County for water and sewerage services of record in Book 7121, Pages 235 and 291, Register's Office for Davidson County, Tennessee.
8. Grant of PAD Mounted Transformer Easement to Metropolitan Government of record in Book 7465, Page 719, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record as Plat Book 5200, page764, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

Certificate of Authenticity

I, Amanda Maynor, 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 27, 2024.

Date

Affiant Signature

June 28, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of June, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON