Karen Johnson Davidson County
Batch# 1171675 DEEDWARR
08/19/2024 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20240819-0063411

WARRANTY DEED

KAYLIE JOINER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of ~~Williamson~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2024

Notary Public

MY COMMISSION EXPIRES: ~~April 19~~, 2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lindsay Jane Roe	New Owner	034-07-0-B-016.00
(NAME)	(NAME)	
2520 Val Marie Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, we, **Jennifer S. Stevens and husband Zachary A. Stevens,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lindsay Jane Roe, a married woman,** 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 Number 16 on the Plan of Cluster-Lot Subdivision of Enclave at Twin
Hills and that common area as designated as "open spaces" on the Plan of Harbor Village Phase IV, Revision I, as filed in the Register's Office of Davidson County, Tennessee as Instrument Number 20030723-0102986, of record as Instrument Number 20071221-0146647 and 20080117-0005451, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, and being further described in the Master Deed and Bylaws for Enclave At Twin Hills Villas, a horizontal property regime (with Private Elements) being filed of record with the Register of Deed of Davidson County, Tennessee as Instrument Number 20080821-0086071 amended at Instrument Nos. 20151112-0115172 and 20151217-0127190. Along with this conveyance, the Grantee steps into the position of the Grantor as the Declarant under the Restrictions and By-Laws of Enclave at Twin Hills Subdivision.

Being the same property conveyed to Jennifer S. Stevens and Zachary A. Stevens, Wife and Husband, by Warranty Deed from Teresa McLemore an unmarried woman, dated September 23, 2019, of record in Instrument No. 20191011-0104548, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Jennifer S. Stevens, a married woman, by Quitclaim Deed from Jennifer S. Stevens and Zachary A. Stevens, Wife and Husband, dated June 26, 2024, of record in Instrument No. 20240628-0048745, Register's Office for Davidson County, Tennessee. Zachary A. Stevens joins in this conveyance to convey any and all right, title and interest in said property.

unimproved ☐

This is improved ☑ property, known as 2520 Val Marie Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2024, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Instrument No. 20030723-0102986; Instrument No. 20071221-0146647 and Instrument No. 20080117-0005451; restrictions of record in Instrument No. 20080721-0074557, amended in Instrument No. 20150709-0066722; Master Deed and Bylaws for Enclave at Twin Hills Villas a Horizontal property Regime (with private elements), of record in Instrument No. 20080821-0086071, amended in Instrument No. 20151112-0115172 and Instrument No. 20151217-0127190; Agreement for Dedication of Easement for Sanitary Sewer and/ or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6861, page 948; Stormwater Detention Agreement of record in Instrument No. 20021105-0135703 ; Stormwater Detention Agreement of record in Instrument No. 20021121-0144783; Stormwater Detention Agreement of record in Instrument No. 20060104-0001185; Easement Deed by Court Order for Qwest Communications of record in Instrument No. 20120228-0017172 all of record in the Register's Office for **Davidson** County, Tennessee.

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 do 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.

Witness our hands this 14th day of August, 2024.

Zachary A. Stevens

Jennifer S. Stevens

State of Florida
County of Duval

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Zachary A. Stevens and Jennifer S. Stevens, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Jacksonville (city) Florida (state), this 14th day of August, 2024.

Eleanor Maria Brooks

Notary Public Eleanor Maria Brooks
My Commission Expires: 7/18/2025

ELEANOR MARIA BROOKS
Notary Public - State of Florida
Commission # HH 316091
My Comm. Expires Jul 18, 2025
Bonded through National Notary Assn.

File No.: 38702

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 14, 2024.

J. Carlton Drumwright

August 14, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 14, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY