Karen Johnson Davidson County
Batch# 1172474 DEEDWARR
08/21/2024 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20240821-0064132

WARRANTY DEED

KILEE THORNTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No. BC-24-387

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8/8/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle Lynn Sapanaro	New Owner	
(NAME)	(NAME)	
214 Stonecrest Circle	**Property**	114-12-4A-050.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, I/WE, **EVAN DAVID RONAN, AN UNMARRIED MAN AND JORDAN HEATH JAMES, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHELLE LYNN SAPANARO, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTEE, 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 No. 127, 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, amended in Instrument No. 20170915-0094659, Instrument No. 20190123-0006687 and Instrument No. 20190607-0054759 and Instrument No. 20200310-002736, 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 Evan David Ronan, an unmarried man and Jordan Heath James, an unmarried man, as joint tenants with rights of survivorship by Warranty Deed from Vasltand Northcrest Development, LLC, a Tennessee limited liability company of record in Instrument No. 20211008-0135780 Register's Office for Davidson County, Tennessee, dated October 01, 2021 and recorded on October 08, 2021.

This is property more commonly known as 214 Stonecrest Circle, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, 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 my/our hand this 14th day of August, 2024.

Evan David Ronan

Jordan Heath James

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of August, 2024, before me personally appeared Evan David Ronan and Jordan Heath James, 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 August, 2024.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Certificate of Authenticity

I, Emily Manno, 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 **8/14/24**.

Date

Affiant Signature

8/14/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14** day of **August**, 20**24**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

