Return to:

Karen Johnson Davidson County
Batch# 1194581 DEEDWARR
10/17/2024 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $2,242.16
20241017-0080382

SLTE#2492

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Joseph Vincent. Ronderos, Jr. and Kailey Lynn Orkin, husband and wife	ServisFirst Bank	Map: 181-11-0E-
9664 Kaplan Avenue	2500 Woodcrest Place	Parcel: 059.00CO
Brentwood, TN 37027	Birmingham, AL 35209	

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **STACEY D. MERRILL CRAWFORD,** married, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **JOSEPH VINCENT RONDEROS, JR. AND KAILEY LYNN ORKIN,** husband and wife, ("The "Grantees"), their heirs and assigns, to 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. 59 on the FINAL PLAT THE HILL PROPERTY PHASE 1B, of record in Plat Instrument No. 20210818-0111925, said Register's Office, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Stacey D. Merrill, an unmarried woman by warranty deed dated August 16, 2022 from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20220822-0094268, said Register's Office. The said Stacey D. Merrill having since married and is now known as Stacey D. Merrill Crawford.

This is not the personal, primary and/or marital residence of Grantor, her spouse and/or any dependents.

This is the same legal description used in a previous deed of record.

This conveyance is subject to the following:

1. 2025 Taxes, a lien not yet due and payable.
2. Restrictions and Declarations of record in Instrument Nos. 20171120-0119163, 20191018-0106855, 20191030-0111535, 2020722-0080431, 20211027-0100923 and in 20211221-0168357, said Register's Office.
3. Restrictions/Easements of record in Instrument Nos. 20200729-0083273 and in 20200729-0083222, said Register's Office.
4. Easement for transmission lines of record in Book 4425, page 544, said Register's Office.
5. Charter of record in Instrument No. 20171120-0119162, said Register's Office.
6. Any and all matters on the plan of record in Plat Instrument No. 20210818-0111925, said Register's Office.

This is an improved property commonly known as **9664 Kaplan Avenue, Brentwood, TN 37027.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $605,990.00.

Affiant

Subscribed and sworn to before me this 15th day of October, 2024.

Notary public:
My commission expires: 10/30/24

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor do further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15th day of October, 2024.

STACEY D. MERRILL CRAWFORD

[STATE OF TENNESSE]
[COUNTY OF WILLIAMSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **STACEY D. MERRILL CRAWFORD** with whom I am personally acquainted or proved to me satisfactory evidence, and who acknowledged SHE executed the within instrument.

WITNESS my hand and official seal at City of Nolensville, State of Tennessee, on this 15th day of October, 2024.

Notary Public
My Commission Expires: 10/14/2026

JUDY PAINTER-ROSE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Kinkra Spann, 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 10/15/2024.

Date

Affiant Signature

10/16/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of October, 20 24.

Notary's Signature

My Commission Expires: Feb 23, 25

Date

Notary's Seal (if on paper)

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY