PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch# 1235265 DEEDWARR
02/07/2025 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20250207-0009492

Ivey Title, LLC Ref: (DL) Title No.: 63907
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Shaun Alderman Stephanie Alderman 5244 Beech Ridge Road Nashville, TN 37221	**New Owner**

TAX MAP PARCEL NUMBERS: 155150A10600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$635,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Helen Comer, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Shaun Alderman and Stephanie Alderman, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Stonemeade Section II of record in Book 7900, page 525, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Helen C. Hartz by Warranty Deed from Shaun A. Fichter and Cherith J. Fichter, husband and wife, dated August 24, 2020 and recorded on August 31, 2020, of record in Inst. No. 20200831-0098770, Register's Office for Davidson County, Tennessee. The said Helen C. Hartz is now known as Helen Comer.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, page 525, said Register's Office, to which Plan reference is made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 7701, page 290, Book 8349, page 43, Book 8517, page 992, Book 8810, page 840, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Stonemeade Homeowners Association of record in book 7920, page 728, said Register's Office; Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 9740, page 967, said Register's Office; Deed of Easement and Agreement between Stonemeade Homeowners Association and Bellevue IL-AL Investors , LLC, of record in Inst. No. 20200210-0015125, said Register's Office.

This is improved property, known as 5244 Beech Ridge Road, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of February, 2025.

Helen Comer

Helen Comer F/K/A Helen C. Hartz

State of Tennessee

County of Davidson

On this 6th day of February, 2025 before me the undersigned authority, personally appeared Helen Comer, formerly known as Helen C. Hartz, proved to me on the basis of satisfactory evidence and a sworn statement of a credible witness to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of ~~Davidson~~ Montgomery

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $635,000.00.

Affiant

Sworn and subscribed before me this 7 day of February, 2025.

My Commission Expires: 11-8-2028

Notary

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **February 6, 2025**.

Affiant Signature

02/07/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **February 7, 2025**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY