WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1242733 DEEDWARR
03/04/2025 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20250304-0015945

File #25-TC-5020-C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF February, 2025.

Notary Public
MY COMMISSION EXPIRES:

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-2026

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Christian Ellis Olivier and Sarah Olivier	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	
5020 Stonemeade Drive	**408 Highway 76**	**155-15-0A-078-00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JENKINS BROWN AND MARGARET BROWN, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

CHRISTIAN ELLIS OLIVIER AND SARAH OLIVIER, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 78 on the Plan of STONEMEADE, SECTION I of record in Plat Book 6900, Page (s) 800 and 801, 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 Jenkins Brown and Margaret Brown, husband and wife, by Warranty Deed from Judith Lee Humphries and Michael Tod Humphries, wife and husband, of record in Instrument No. 20240531-0040451, in the Register's Office for Davidson County, Tennessee, dated May 29, 2024 and recorded on May 31, 2024.

This conveyance is subject to:

* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of STONEMEADE, SECTION I, as recorded in Plat Book 6900, Page(s) 800-801.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A BOUNDARY PLAT OF STONEMEADE, as recorded in Plat Book 6900, Page 799.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 7701, Page 290, Reaffirmation recorded in Book 8349, Page 43, as amendment to bylaws in Book 8517, Page 992 and amended in Book 8810, Page 840.
* Easement for Public Utilities, recorded in Book 9740, Page 967.
* Easement recorded in Instrument No. 20200210-0015125.
* Charter for The Stonemeade Homeowners' Association recorded as Book 7920, Page 728.
* Common Open Space/Area in Quitclaim Deed recorded in Book 8517, Page 997.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **LOY CARNEY** as Attorney-in-Fact for **JENKINS BROWN**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number -202503040015942---, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **LOY CARNEY** as Attorney-in-Fact for **MARGARET BROWN**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number __202503040015943__, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **5020 Stonemeade Drive, 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 27th day of February, 2025.

Jenkins Brown by Loy Carney, his Attorney-In-Fact

Margaret Brown by Loy Carney, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **JENKINS BROWN**, and who acknowledged he/she/they executed the same as the free act and deed of the said **JENKINS BROWN**.

Witness my hand and official seal this **27th** day of **February, 2025**.

Notary Signature
My Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **MARGARET BROWN**, and who acknowledged he/she/they executed the same as the free act and deed of the said **MARGARET BROWN**.

Witness my hand and official seal this **27th** day of **February, 2025**.

Notary Signature
My Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

True Copy Certification

I, **Tonya Cherry,** 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 this the 26 day of February, 2025.

Affiant Signature
Date 2/21/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27 day of February, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

