THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 250249950

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $774,500.00.

Affiant

Subscribed and sworn to before me, this 17th day of March, 2025.

Notary Public
My Commission Expires: 6-23-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Karen Johnson
Batch # 1247980
03/19/2025 11 13 37 AM
Fees $13 00 Taxes $2,865 65
20250319-0019642

Davidson County
DEEDWARR
2 pgs

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Sean Stewart 829 Cedar Crest Dr Nashville TN 37209	New Owner	Tax Parcel ID No. 114 08 0A 047.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen L. Sepinuck and Sandra Bancroft-Billings, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **James Sean Stewart, a single man,** ("Grantees"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 47, as shown on the map entitled CEDAR CREST SUBDIVISION, PHASE I, of record in Plat Book 6900, Page 284, in the Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Stephen L. Sepinuck and Sandra Bancroft-Billings, as joint tenants with right of survivorship, by Warranty Deed from Clayton B. Kennamer and Rebecca Elaine Kennamer, husband and wife, of record in Instrument No. 20221006-0110222, in the Register's Office of Davidson County, Tennessee, dated October 05, 2022, and recorded on October 06, 2022.

The execution of this instrument is affected by the signature of Stephen L. Sepinuck as Attorney-in-Fact for Sandra Bancroft-Billings, which Power of Attorney is recorded in Instrument Number 20250319-0019641, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CEDAR CREST SUBDIVISION, PHASE I, as recorded in Plat Book 6900, Page(s) 284.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7213, Page 973, Amended in Book 8424, Page 405, Book 10086, Page 772, Book 10174, Page 199, with Clarification recorded in Instrument No. 20020823-0102246.

Storm Water Detention Agreement as set forth in instrument recorded in Book 7127, Page 767.

Charter for Cedar Crest Homeowners Association recorded in Book 8424, Page 180.

By-Laws of Cedar Crest Homeowners Association recorded in Book 8480, Page 693, with Rules and Regulations recorded in Instrument No. 20150902-0089033.

Common Area recorded in Book 8440, Page 259.

This is improved property located at 829 Cedar Crest Dr Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of March, 2025.

Stephen L. Sepinuck

Sandra Bancroft-Billings by Stephen L. Sepinuck as 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, aforesaid, Stephen L. Sepinuck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of March, 2025.

Notary Public
My Commission Expires: _____

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen L. Sepinuck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Sandra Bancroft-Billings and that he is authorized by Sandra Bancroft-Billings to execute this instrument on her behalf.

Witness my hand, at office, this 17th day of March, 2025.

Notary Public
My Commission Expires: _____

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028