State of Tennessee)
County of ~~Davidson)~~ Williamson (TS)

Karen Johnson Davidson County
Batch# 1254959 DEEDWARR
04/02/2025 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,912.53
20250402-0024851

The actual consideration or value, whichever is greater, for this transfer is $516,900.00.

Affiant

Subscribed and sworn to before me, this 28th day of March, 2025.

Notary Public:
My Commission Expires: 2/11/27



WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Denise Coop Tinney and Tod James Roadarmel 303 Riverstone Boulevard Nashville, TN 37214	Legacy Home Loans, LLC dba Steadfast Mortgage 408 Highway 76 White House, TN 37188	085-14-0A-303.00 CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Stephen Thomas Fotopulos, an unmarried man and Marcy Christine Fotopulos, a single woman, brother and sister, as joint tenants with rights of survivorship**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Denise Coop Tinney, an unmarried woman and Tod James Roadarmel, an unmarried man, as tenants in common with right of survivorship**, hereinafter called the Grantee(s), his/her/their 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 Unit 19, on the Plan of Riverstone Condominiums, Phase Two, of record in Instrument No. 20010814-0087503, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Stephen Thomas Fotopulos and Marcy Christine Fotopulos, brother and sister, as joint tenants with rights of survivorship, by Warranty Deed from Melissa King (formerly known as Melissa Sego) and husband, Kevin Lee King, dated 12/30/2015 and recorded 1/4/2016 in Instrument No. 20160104-0000076, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to all matters as shown on the Master Deed and By-Laws of record in Book 6998, Page 839, as restated in Book 7245, Page 211, and further amended in Book 11016, Page 159, Register's Office for Davidson County.

Subject to HOA Charter of record in Book 7120, Page 707, as amended in Book 7257, Page 151 and Book 7824, Page 853, Register's Office for Davidson County.

Subject to Stormwater Maintenance Agreement of record in Book 11016, Page 153, Register's Office for Davidson County.

Subject to Sanitary Sewer Easements of record in Book 4786, Page 789 and Book 5166, Page 820, Register's Office for Davidson County.

Subject to Deed of Conveyances for Water Mains of record in Book 7295, Page 991, Register's Office for Davidson County.

Subject to Right of Way Deed with Easements of record in Instrument No. 20040109-0003624, Register's Office for Davidson County.

Subject to all matters as shown on Boundary Plat of record in Book 6200, Page 466, as amended in Book 6900, Page 317, Register's Office for Davidson County.

Subject to all existing easements and all other matters as shown on plat of record in Instrument No. 20010814-0087503, Register's Office for Davidson County.

The above legal description is the same as that contained in the previous deed of record.

This is (_XX_) improved (____) unimproved property, known as: 303 Riverstone Boulevard, Nashville, TN 37214

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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 28th day of March, 2025.

Stephen Thomas Fotopulos

Marcy Christine Fotopulos

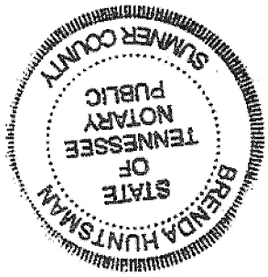
State of Tennessee)
County of ~~Davidson)~~ Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Stephen Thomas Fotopulos and Marcy Christine Fotopulos, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of March, 2025.

Commission Expires:
9/27/24

Notary Public:



Certificate of Authenticity

I, Joshua A. Terry, 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 3/28/25.

Affiant Signature – Joshua A. Terry

4/1/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 4/1/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27