Karen Johnson Davidson County
Batch# 1257983 DEEDWARR
04/11/2025 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $5,920.00
20250411-0027309

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/31/26
(AFFIX SEAL)

MEGAN G. DEWEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Ronald A Stepanovic and Laura J Stepanovic	Ronald A Stepanovic and Laura J Stepanovic	131 03 2J 007.00
(NAME)	(NAME)	
4117 Lone Oak Rd, Unit 7	8555 Chillicothe Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Kirtland Hills, Ohio 44060	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, **I/we, 4117 Lone Oak Rd. Partners, LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Ronald A Stepanovic and Laura J Stepanovic, husband and wife,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 7 of 4117 LONE OAK TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 4117 LONE OAK TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20210202-0015164, as amended in Instrument No. 20210518-0067201 and Amended and Restated in Instrument No. 20220118-0006802, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to 4117 Lone Oak Rd. Partners, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Aubrey B. Harwell Jr., Trustee, with full power to convey, sell, dispose of, mortgage or otherwise encumber the said property without joinder of any beneficiary (as to parcels 1 and 2) and Aubrey Harwell, Jr., (as to parcel 3), of record in Instrument No. 20191231-0134752, in the Register's Office for Davidson County, Tennessee, dated December 30, 2019 and recorded on December 31, 2019.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF PHOEBE NICHOLSON HEIRS' PROPERTY, as recorded in Plat Book J, Page 293.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210202-0015164, as Amended in Instrument No. 20210518-0067201 and Amended and Restated in Instrument No. 20220118-0006802.
Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20201006-0115912.
Easement for Water Meters, Lines, and Appurtenances, recorded in Instrument No. 20220207-0013903.
Agreement as set forth in instrument recorded in Book 2042, Page 383.
Common Open Space Deed recorded as Instrument No. 20220118-0006803.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 4117 Lone Oak Rd. Unit 7, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Effective the 9th day of April, 2025.

4117 Lone Oak Rd. Partners, LLC, a Tennessee limited liability company

BY: _____
Chris Barnhizer
Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Chris Barnhizer, with whom I am personally acquainted (or proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent (or other officer authorized to execute the instrument) of 4117 Lone Oak Rd. Partners, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Member executed the foregoing instrument for the purposees therein contained, by signing the name of the limited liability company by himself as a Member.

Witness my hand and seal, at office, this 9th day of April, 2025.

_____
Notary Public

Printed Name: the undersigned

My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 9 day of April, 2025.

K. Thomas Sidwell
Date: 04/09/2025

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 9 day of April, 2025.

Notary Public
My Commission Expires: 1-21-26

