Karen Johnson Davidson County
Batch# 1262751 DEEDWARR
04/21/2025 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20250421-0030274

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $849,999.00 Kristian Booth Affiant Subscribed and sworn to before me, this 15TH day of APRIL, 2025. Carmen Coats Notary Public My Commission Expires: 3/3/26

WARRANTY DEED

Address New Owner: Stephenie Jones 4400 Belmont Park Terrace #256, Nashville, TN 37215	Send Tax Bills to: Studio BANK 1550 W. McEwen Dr. Ste 40 Franklin, TN 37067	Tax Information: Tax Parcel ID No. 131 07 0B 256.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHANIE R. LEWIS, UNMARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **STEPHENIE JONES, AN UNMARRIED WOMAN,** ("Grantee"), Grantee's successors, 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 Unit 256, Plan of Section Ten, Arden Place, as shown on plat of record in Plat Book 5210, Page 218, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**
>
> **Being the same property conveyed to Stephanie R. Lewis by Deed dated June 30, 2010 from Amy Alderson Otto and James Otto, wife and husband, recorded July 1, 2010, in Instrument Number 201007010051634, in the Official Records of Davidson County, Tennessee.**

This is improved property commonly known as: **4400 Belmont Park Terrace #256, Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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.

Stephanie Lewis

STEPHANIE R. LEWIS

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEPHANIE R. LEWIS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of April, 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 15, 2025.

Affiant Signature

21st day of April, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028