Karen Johnson Davidson County
Batch# 1269921 DEEDWARR
05/07/2025 01:05:30 PM 4 pgs
Fees: $23.00 Taxes: $1,998.00
20250507-0035813

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 25030034

STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6 DAY OF May, 2025.

NOTARY PUBLIC
My Commission expires:

Address of New Owner
Stephen Hutchinson and Allison Hutchinson
552 Croley Drive
Nashville, TN 37209

Send Tax Bills To:
FirstBank
722 Columbia Avenue
Franklin, TN 37064

Tax Information:
090-12-0O-002.00 CO

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Allison Stewart, an unmarried woman,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Stephen Hutchinson and Allison Hutchinson, Husband and Wife,** 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 552 of CROLEYWOOD COTTAGES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for CROLEYWOOD COTTAGES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150203-0010175, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of CROLEYWOOD COTTAGES, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150203-0010175, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Allison Stewart, an unmarried woman, by Warranty Deed from JHAS Construction, LLC, a Tennessee Limited Liability Company, dated 09/24/2015 and recorded on 10/19/2015 in Instrument No. 20151019-0106191, Register's Office for Davidson County, Tennessee.

This is property generally located:
552 Croley Drive, Nashville, TN 37209

SUBJECT TO THE FOLLOWING:

1. 2025 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Instrument No. 20150121-0005936, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20150203-0010175, Register's Office for Davidson County, Tennessee.
4. Storm Water Detention Agreement of record as Instrument No. 20141217-0115397, as assigned and assumed as Instrument No. 20160104-0000582, Register's Office for Davidson County, Tennessee.

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 heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Allison Stewart** has caused this instrument to be executed, this the 6 day of May, 2025.

Allison Stewart

Allison Stewart

STATE OF NC
COUNTY OF Buncombe

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Allison Stewart,** 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.

This the 6 day of May, 2025.

My Commission expires: 8/24/28

NOTARY PUBLIC

H JERRY PITTS
NOTARY PUBLIC
Henderson County
North Carolina
My Commission Expires Aug 26, 2028

True Copy Certification

I, **Tammy Carney,** 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 6 day of May, 2025.

Affiant Signature
Date 5.7.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7 day of May, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

