Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr, Suite 140
Franklin, TN 37067

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

**CRT File No. 250450714**

Karen Johnson Davidson County
Batch # 1276008 DEEDWARR
05/21/2025 10 29 06 AM 2 pgs
Fees $13 00 Taxes $2,179 30

20250521-0039960

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $589,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of May, 2025.

Notary Public
My Commission Expires:

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY OF
My Commission Expires November 03, 2025

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Claudia Kim<br>2185 Lemoine Ave., Apt #8A<br>Fort Lee, NJ 07024 | New Owner | Tax Parcel ID No.<br>114 12 4A 040.00 |

**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, **Joesph Cook and Lisa Cook, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Claudia Kim, married,** ("Grantees"), her 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 117, together with common areas, as established by Declaration of Covenants, Conditions, Restrictions for THE HIGHLANDS AT STONERIDGE, a horizontal property regime with private elements of record as Instrument No. 20170905-0090767, amended in Instrument No. 20170915-0094659, and further amended in Instrument No. 20190123-0006687 and further amended in Instrument No. 20190607-0054759, and further amended in Instrument No. 20200310-0027036 and as shown on plat attached thereto as Exhibit "B" for a more complete description of the property.

Being the same property conveyed to Joesph Cook and Lisa Cook, husband and wife, by Warranty Deed from Vastland Northcrest Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20221011-0111409, in the Register's Office of Davidson County, Tennessee, dated September 30, 2022 and recorded on October 11, 2022.

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.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050421-0044398.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060721-0088352.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170905-0090767, as being amended in Instrument No. 20170915-0094659, Instrument No. 20190123-0006687, Instrument No. 20190607-0054759 and Instrument No. 20200310-0027036.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20160419-0037869.

Easement recorded in Book 787, Page 3.

Easement for Ingress and Egress, recorded in Instrument No. 20050510-0052716.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20070319-0032638.

Easement for Water Line, recorded in Instrument No. 20080428-0042872.

Easement for Parking, recorded in Instrument No. 20080428-0042873.

Easement for Right of Way, recorded in Instrument No. 20180730-0073897.

Agreement as set forth in instrument recorded in Book 3067, Page 471.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070319-0032705.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20090522-0047154.

Charter for The Highlands at Stoneridge Homeowners' Association, Inc. recorded in Instrument No. 20170913-0093566.

An Application to Combine Parcels recorded in Instrument No. 20050803-0090597.

Memorandum of Understanding recorded in Instrument No. 20100326-0022586.

This is improved property located at 251 Stonecrest Cir 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**, Grantors warrant that this instrument is effective as of the 20th day of May, 2025.

Joesph Cook

Lisa Cook

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joesph Cook and Lisa Cook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of May, 2025.

Notary Public
My Commission Expires:




