THIS INSTRUMENT PREPARED BY:
Durinda Crabtree
Capstone Title & Escrow, LLC - Hendersonville/Gallatin
210 Baber Park
Suite 150
Gallatin, TN 37066
File No.. 2025-475

Karen Johnson Davidson County
Batch # 1298607 **DEEDWARR**
07/18/2025 09 30 05 AM 2 pgs
Fees $13 00 Taxes $1,032 30
20250718-0056682

Address New Owner(s)
3535 Bell Road, Unit 301
Nashville, TN 37214

Send Tax Bills To:
CMG Mortage
3160 Crow Canyon Rd
Suite 400 San Ramon CA 94583

Map & Parcel Nos.: 109 05 0B 301 00

WARRANTY DEED

THIS INDENTURE, made and entered into this **16th** day of **June, 2025**, by and between **Jonathon B. Stillwell**, **an unmarried man,** party of the first part, and **Priscilla Norfleet**, **an unmarried woman,** party of the second part,

WITNESSETH That for and in consideration of **Two Hundred Seventy-Nine Thousand and 00/100 ($279,000.00) Dollars** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, state of Tennessee

The land is described as follows:

Land in Davidson County, Tennessee, being Unit No. 301 in Williams Bend Townhomes, a Private Element Horizontal Property Regime, located on Bell Road, Nashville, Davidson County, and described In a Declaration of Covenants, Conditions and Restrictions for Williams Bend Townhomes, Horizontal Property Regime with a Private Elements, of record as Instrument No. 20021216.0 I54761, First Supplementary of record as Instrument No. 20030529-0072377, and Second Supplementary of record as Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Williams Bend Townhomes, a Private Element Horizontal Property Regime contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing of record as Instrument No. 20021216-0154761, and By-Laws appended thereto are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to JONATHON B. STILLWELL, UNMARRIED, by deed from ERIC STEHEN DAVIS, UNMARRIED, of record in Instrument No, 20200330-0033735, dated March 25, 2020, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee simple of the afore described real estate; that he has a good right to sell and convey the same, that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof

WITNESS the signature of the said party of the first part the day and year first above written.

Jonathon B. Stillwell

Jonathon B. Stillwell

STATE OF TENNESSEE,
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jonathon B. Stillwell** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he/she executed the same for the purposes therein contained

WITNESS my hand and Notarial Seal at office this **16th** day of **June, 2025**

My commission expires. 5/24/28

Notary Public

DURINDA CRABTREE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MAY 24, 2028

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$279,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Affiant

Subscribed and sworn to before me, this **16th** day of **June, 2025**

DURINDA CRABTREE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MAY 24, 2028

PROPERTY ADDRESS:
3535 Bell Road, Unit 301
Nashville, TN 37214