This Instrument Prepared By:
C. WAYNE TOMERLIN
**Attorney at Law**
24 Public Square
Lawrenceburg, TN 38464

Karen Johnson Davidson County
Batch# 1301002 DEEDWARR
07/23/2025 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20250723-0058292

# WARRANTY DEED

## GRANTOR: Paige M. Chase

## GRANTEE: Kortnie Birgy

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED EIGHTY THOUSAND AND 00/100 AND 00/100 **($380,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said **Paige M. Chase,** has bargained and sold and does hereby bargain, sell, convey, and confirm unto **Kortnie Birgy, unmarried woman,** the following described real estate, being more fully described as follows:

Land in Davidson County, Tennessee, being Unit No. 4 on the plan of Stoneridge Townhomes, Phase 1, as shown on Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions of Stoneridge Townhomes, Phase 1, a Horizontal Property Regime with Private Elements of record as Instrument No. 20060721-0088352, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to PAIGE M. CHASE, by deed from AMARA R. TOWNES, MARRIED, of record as Instrument No. 20210628-0087165, dated June 4, 2021, Davidson County Register's Office.

Spouse of the grantor is not required to join on conveyance as subject. Property was never a marital residence.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title, and interest, thereto belonging to the said **Kortnie Birgy,** her heirs and assigns forever. And I do covenant with the said **Kortnie Birgy,** that I am lawfully seized and possessed of said land in fee simple, and have a good right to convey it and the same is unencumbered except as set out above.

And I do further covenant and bind myself, my successors, and assigns, to warrant and forever defend title to said land to **Kortnie Birgy,** her heirs and assigns against lawful claims of all persons whomsoever.

WITNESS OUR HANDS THIS 21st DAY OF July, 2025.

Paige M. Chase

~~Drake Embry~~

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~LAWRENCE~~ Mecklenburg

On this 21st day of July, 2025 before me, personally appeared Paige M. Chase to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained and expressed.

BEVERLY W HUNT
Notary Public - North Carolina
Mecklenburg County
My Commission Expires Jul 14, 2027

Notary Public
My Commission Expires: July 14, 2027

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, **($380,000.00)**, 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 21st day of July, 2025.

JESSICA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

Notary Public
My Commission Expires: 05-17-2028

Map/Parcel ID: 114-12-0A-004-00

PROPERTY ADDRESS:107 Stonecrest Drive Nashville, TN 37209

SEND TAX BILLS TO NEW OWNER: Kortnie Birgy 107 Stonecrest Drive Nashville, TN 37209

**True Copy Certification**

I, Jack E. Gritton II, 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 07/21/2025 . (Date of Document)

Affiant Signature

Date: 07/21/2025

State of TENNESSEE

County of RUTHERFORD

Subscribed to me this 21st , day of July , 2025.

JESSICA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

Jessica Jones

Notary's Signature

My Commission Expires: May 17, 2028