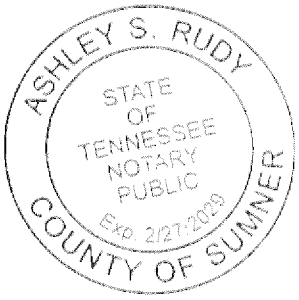
Karen Johnson Davidson County
Batch# 1324099 DEEDWARR
09/18/2025 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20250918-0074728

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 2/27/2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-1287

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Brittany Sky McRay	Brittany Sky McRay	061-05-0A-077.00-CO
(NAME)	(NAME)	
105 Poplar Ct.	105 Poplar Ct.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216	Nashville TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Eighty-Five Thousand And No/100 Dollars ($385,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEPHANIE NICOLE NASH, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRITTANY SKY MCRAY, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 63, on the Plan of Condominium Site Plan, Poplar Glen, Phase IV, as established By Master Deed for Poplar Glen of record in Book 7534, Page 591, as amended in Book 7548, Page 612 and Book 8036, Page 175, and Book 8679, Page 984 as shown on the Plan of record in Book 7900, Page 392, Register's Office, Davidson County, Tennessee, to which Master Deed

reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Stephanie Nicole Nash, an unmarried woman by Warranty Deed from Courtnee Melton-Fant, a married woman of record in Instrument No. 20190812-0080158, Register's Office for Davidson County, Tennessee, dated August 06, 2019 and recorded on August 12, 2019.

unimproved ☐
This is improved ☑ property, known as 105 Poplar Ct., Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable

Witness our hands this 18th day of September, 2025.

Stephanie Nicole Nash

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of September, 20 25, before me personally appeared Stephanie Nicole Nash, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 3-23-27

Amelia Swanson
State of Tennessee Notary Public
Williamson County

Certificate of Authenticity

I, Barbara McGinty, 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 September 18, 2025 (date of document).

Affiant Signature

Date 9/18/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18th day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 2/27/2029
COUNTY OF SUMNER