Karen Johnson Davidson County
Batch# 1333370 DEEDWARR
10/13/2025 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20251013-0081482

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

BG-AREG-25-201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF OCTOBER, 2025.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeremy McClung and Elizabeth McClung	LEGACY HOME LOANS DBA STEADFAST MTG	
(NAME)	(NAME)	**155-15-0A-013.00-CO**
201 Still Water Cir	408 HIGHWAY 76	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	WHITE HOUSE, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARCIE T. POE, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEREMY MCCLUNG AND ELIZABETH MCCLUNG, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 13 on the Plan of Stonemeade, Section I, as of record in Book 6900, Page 799, 800 and 801, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Marcie T. Poe and husband, John A. Poe by Warranty Deed from Maclean C. Lorendo and wife, Elizabeth A. Lorendo of record in Book 8968, Page 334, Register's Office for Davidson County, Tennessee, dated May 27, 1993 and recorded on June 02, 1993.

Being the same property conveyed to Marcie T. Poe by Quitclaim Deed from John A. Poe of record in Instrument No. 20020313-0032007 Register's Office for Davidson County, Tennessee, dated July 23, 2001 and recorded on March 13, 2002.

Michael Pulver, spouse of Marcie T. Poe, hereby joins in this conveyance and does transfer and convey any and all marital interest Michael Pulver may have in and to the above-described tract or parcel of land.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 6900, Pages 800 and 801 and the Boundary Plat Book 6900, Page 799, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7701, Page 290, and Reaffirmation in Book 8349, Page 43, as amended in Book 8810, Page 840, Register's Office for Davidson County, Tennessee.
- By-Laws of Homeowner's Association of record in Book 7701, Page 331, as reaffirmed in Book 8349, Page 43, as amended in Book 8517, Page 992, in the Register's Office for Davidson County, Tennessee.
- Charter Homeowner's Association of record in Book 7920, Page 728, as reaffirmed in Book 8349, Page 43, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed Conveying Open Area of record in Book 8517, Page 997, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Utilities Easement Favor of Harpeth Valley Utilities District of Davidson County of record in Book 9740, page 967, Register's Office for Davidson County, Tennessee.
- Deed of Easement and Agreement of record in Instrument Number 20200210-0015125, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **201 Still Water Cir, Nashville, Tennessee 37221**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 8 DAY OF OCTOBER, 2025.

Marcie T. Poe

Michael Pulver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCIE T. POE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of October, 2025.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL PULVER, the within named bargainor, 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.

Witness my hand and official seal, this the 8th of October, 2025.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 8. 2025.

Affiant Signature

13th day of October, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028