WARRANTY DEED

RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 12/19/03 10:32 2pgs
Fees:13.00 Taxes:177.60

20031219-0181078

MITCHELL A. WATTS
Notary Public
Sumner County, Tennessee

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$48,000.00.**

Affiant

Subscribed and sworn to before me this 10th day of Dec, 20__.

Notary Public
My Commission expires: 10/12/05
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Denny Stamps	SAME	119-14-117.00
9248 Brushboro Drive		
Brentwood, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Cornerstone Home Properties, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Denny Stamps and Doug Brooks, both married people, as tenants-in-common**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 60 on the plan of Tuggle Heights, of record in Book 1130, page 90, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 60 fronts 60 feet on the westerly side of Wingate Avenue and runs back between parallel lines 203.2 feet on the north line and 204.6 feet on the south line to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Cornerstone Home Properties, LLC, by deed from Thelma Jo McMurray, on December 8, 2003, of record in Instrument Number 20031209-0176675 **, Register's Office for Davidson County, Tennessee.**

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 1130, page 90, Register's Office Davidson County, Tennessee.

This is improved property known as: **2913 Wingate Ave., Nashville, TN 37211**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed 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.

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 our hands this December 10, 2003.

Cornerstone Home Properties, LLC

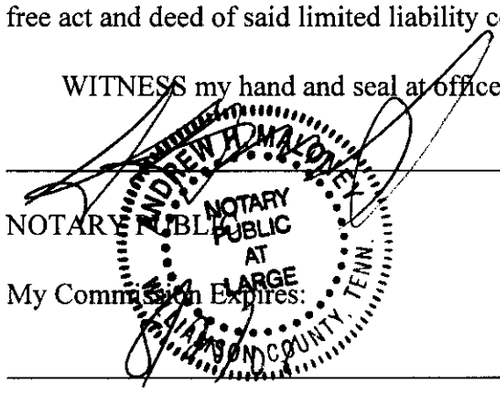
By Lane Wallace, Chief Manager

STATE OF TENNESSEE

COUNTY OF Davidson

On this 11th day of December, 2023, before me, appeared Lane Wallace, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of Cornerstone Home Properties, LLC, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Lane Wallace, acknowledged said instrument to be the free act and deed of said limited liability corporation (or association).

WITNESS my hand and seal at office the day and year above written.



NOTARY PUBLIC

My Commission Expires: