Bill Garrett Davidson County
Batch# 116877 DEEDWARR
07/17/2018 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20180717-0069144

	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$315,000.00.** Affiant Subscribed and sworn to before me, this the 13th day of July, 2018. Notary Public My commission expires: 8/11/20 (AFFIX SEAL)

JULIE DYESS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY My Commission Expires 08/11/2020

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ngan Ngoc Le	New Owner	181-11-02-073.00 CO
7339 Autumn Crossing Way		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Patrick J. Stella and wife, Sheila R. Stella

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ngan LE, a married woman and Anh Q LE, a married man

HEREINAFTER CALLED THE GRANTEES, 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 Lot 73 on the Plan of Concord Place II, Phase 2, of record as Instrument No. 20071120-0136051, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to SHEILA R. STELLA AND HUSBAND, PATRICK J. STELLA, as to an undivided 50% interest and WALTER A. ALEXANDER AND WIFE, ANNE L. ALEXANDER, as to an undivided 50% interest by deed from CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, of record as Instrument No. 20080822-0085436, dated August 19, 2008, said Register's Office. SHEILA R. STELLA AND HUSBAND, PATRICK J. STELLA having since conveyed a 10% interest to WALTER A. ALEXANDER AND WIFE, ANNE L. ALEXANDER, by Quitclaim Deed of record as Instrument No. 20081107-0110751, dated November 5, 2008, said Register's Office. WALTER A. ALEXANDER having since died on or about May 20, 2013 leaving his portion of said property in ANNE L. ALEXANDER by Last Will and Testament of record as Instrument No. 20131219-0128463 in said Register's Office and filed in the Probate Office of record in Docket No. 13P-1723. Being further conveyed to SHEILA R. STELLA AND HUSBAND, PATRICK J. STELLA, AS TO AN UNDIVIDED 40% INTEREST AND ANNE L. ALEXANDER, AS TO AN UNDIVIDED 60% INTEREST, AS JOINT TENANT WITH RIGHT OF SURVIVORSHIP by Quitclaim Deed of record as Instrument No. 20150608-0053236, dated May 26, 2015, said Register's Office. Further being the same property conveyed to PATRICK J. STELLA AND WIFE, SHEILA R. STELLA, by Warranty Deed from ANNE L. ALEXANDER, A SINGLE PERSON, of record in Instrument No. 20151223-0129284, dated December 21, 2015, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **7339 Autumn Crossing Way, Brentwood, TN 37027**

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my/our hand(s) this 13th day of July, 2018.

Patrick J. Stella

Sheila R. Stella

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Patrick J. Stella and Sheila R. Stella**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **13th** day of **July, 2018.**

Notary Public

My Commission Expires: 10-3-2020



True Copy Certification

I, Nicki Rushing, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Nicki Rushing, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-15-2021

{Notary Seal}

