RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01461-4031

Karen Johnson Davidson County
Batch# 190877 DEEDWARR
02/01/2019 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $810.30
20190201-0009795

Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Matthew Stauning and Stephanie Stauning, husband and wife, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto Norma Beristain, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County, Tennessee, with same being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the plan of Pebble Trail Villas PUD, as shown on plat of record in Plat Book 9700, Pages 721 & 722, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

This is the same property designated as Parcel No. 149.10-0A-012.00 CO in the Tax Assessor's Office in Davidson County Tennessee.

Being the same property conveyed to Stephanie J. Bomar, a single person, by Warranty Deed from Doris Pedraza-Gonzalez, recorded March 7, 2011 at Instrument No. 20110307-0017887, Register's Office for Davidson County, Tennessee.
Stephanie J. Bomar is one and the same person as Stephanie Stauning, now a married woman. Matthew Stauning hereby signs to convey and interest he may have, martial or otherwise, as the spouse of Stephanie Stauning.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record **[*INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING*: subject to plan of record in Plat Book 9700, page 721 and restrictions of record in Book 11084, page 589, all in the Register's Office for Davidson County, Tennessee.** Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2019** property taxes, which the above named Grantee(s) hereby assume(s) and agree(s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS, my Hand and Seal this 18th day of January, 2019.

Matthew Stauning

Stephanie Stauning

State of Tennessee
County of Sumner

On this the 18th day of January, 2019, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Matthew Stauning and Stephanie Stauning to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

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

JESSICA J HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

My Commission Expires: 4/24/2021

Notary Public

AFFIDAVIT OF VALUE

I, or 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 is $219,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SWORN TO AND SUBSCRIBED before me, this the 18th day of January, 2019.

Notary Public

JESSICA ALLEN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 4-18-2021

MAIL TAX BILLS AND DEED TO:

new owner

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
Norma Beristain
2848 Rader Ridge Ct.
Antioch, TN 37013

File No.: 189567

True Copy Certification

I, Megan M. Trussell, 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.

Megan M. Trussell

State of Tennessee
County of Rutherford

Personally appeared before me, Jessica Allen, a notary public for this county and state, Megan M. Trussell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JESSICA ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Jessica Allen

My Commission Expires: 04/18/2021