# WARRANTY DEED

Karen Johnson Davidson County
Batch# 314739 DEEDWARR
11/13/2019 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20191113-0116747

R-BMR-19-1001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-06-2022
(AFFIX SEAL)

BRIANNA BARTELSMEYER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-06-2022

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) |
|---|---|---|
| **John Drew Edman and Cathrine Renee Edman** | New Owner | |
| (NAME) **1001 Pierce Road** | (NAME) 19721 Canberra Lane | **043-01-0-103.00** |
| (ADDRESS) **Madison, TN 37115** | (ADDRESS) Huntington Beach, CA 92646 | |
| (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, **RYAN LEE STACKHOUSE, CO-TRUSTEE; ANGELA MICHELLE STACKHOUSE, CO-TRUSTEE; OF THE RYAN LEE STACKHOUSE LIVING TRUST UAD JUNE 19, 2014,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN DREW EDMAN AND CATHRINE RENEE EDMAN, 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.2 as shown on Plan of Re-Subdivision of South Part of Lot "H" W. P. Ready's Subdivision, by John B. Bates, Surveyor, Lic. No. 418, dated March 23, 1976, of record in Book 4955, page 14, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Lot.

Being the same property conveyed to Ryan Stackhouse, married by Warranty deed from Mary-Jo Evie Jones Binkley, unmarried of record in Instrument No. 20170720-0073439 Register's Office for Davidson County, Tennessee, dated July 19, 2017 and recorded on July 20, 2017.

Being the same property conveyed to Ryan L. Stackhouse, Co-Trustee and Angela M. Stackhouse, Co Trustee of The Ryan Lee Stackhouse Living Trust by Quitclaim deed from Ryan Stackhouse, married of record in Instrument No. 20180501-0040811 Register's Office for Davidson County, Tennessee, dated April 25, 2018 and recorded on May 01, 2018.

The said Ryan L. Stackhouse is one and the same and Ryan Lee Stackhouse.

The said Angela M. Stackhouse is one and the same and Angela Michelle Stackhouse (and also formerly known as Angela Michelle Wrather).

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 4955, Page 14, 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: **1001 Pierce Road, Madison, Tennessee 37115**.

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 29th DAY OF ~~NOVEMBER~~ October, 2019.

The Ryan Lee Stackhouse Living Trust UAD June 19, 2014

BY: _____, Co-Trustee
Ryan Lee Stackhouse
Co-Trustee

BY: _____, CO-trustee
Angela Michelle Stackhouse
Co-Trustee

STATE OF ~~TENNESSEE~~ OH
COUNTY OF ~~DAVIDSON~~ Wayne

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN LEE STACKHOUSE, CO-TRUSTEE of THE RYAN LEE STACKHOUSE LIVING TRUST UAD JUNE 19, 2014, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the ~~7th~~ 29th of ~~November~~ October, 2019.

_____
Notary Public
My Commission Expires: 11-12-19
(SEAL) Nicole L. Robertson

NOTARIAL SEAL STATE OF OHIO

Nicole L. Robertson
Resident Stark County
Notary Public, State of Ohio
My Commission Expires: 11/12/2019

STATE OF ~~TENNESSEE~~ OH
COUNTY OF ~~DAVIDSON~~ Wayne

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGELA MICHELLE STACKHOUSE, CO-TRUSTEE of THE RYAN LEE STACKHOUSE LIVING TRUST UAD JUNE 19, 2014, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the ~~7th~~ 29th of ~~November~~ October, 2019.

_____
Notary Public
My Commission Expires: 11-12-19
(SEAL) Nicole L. Robertson

NOTARIAL SEAL STATE OF OHIO

Nicole L. Robertson
Resident Stark County
Notary Public, State of Ohio
My Commission Expires: 11/12/2019

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

# True Copy Certification

I, Brianna Bartelsmeyer Turner, 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.

Brianna Bartelsmeyer Turner

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Kelly Greene Elrod, a notary public for this county and state, Brianna Bartelsmeyer Turner 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: 8-16-2020

Notary' Seal (if on paper)

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020