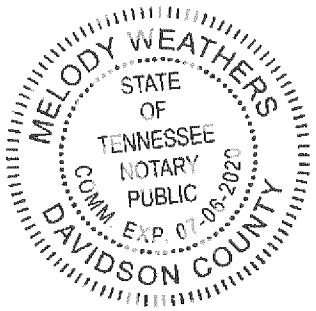
Karen Johnson Davidson County
Batch# 317689 DEEDWARR
11/20/2019 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20191120-0119726



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of November, 2019.

Notary Public

My commission expires: 7-6-20

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Arcadio Alonso Ancona	SAME	108-12-0B-254.00-CO
116 New Haven Court		
Nashville, TN 37214		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Irene P. Stoopin and Tatiana W. Thomason, Trustees of The Irene P. Stoopin Living Trust, established by the Revocable Trust Agreement of Irene P. Stoopin, dated February 16, 2006, as amended and restated on June 1, 2011

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Arcadio Alonso Ancona, a single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 49 on the Plan of Final Plat, Section Two, Harborview-Final Phase, a Planned Unit Development of record in Plat Book 9700, Page 708, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Irene P. Stoopin by Warranty deed from Stephen Taylor and wife, Brandi Taylor of record in Instrument No. 20041207-0145801 Register's Office for Davidson County, Tennessee, dated November 29, 2004 and recorded on December 07, 2004.

BEING the same property conveyed to The Irene P. Stoopin Revocable Living Trust, U/A/D February 16, 2003, Irene P. Stoopin Trustee, with full authority to grant, mortgage and convey without the joinder of any beneficiary by Quitclaim deed from Irene P. Stoopin, un-married of record in Instrument No. 20060310-0028223 Register's Office for Davidson County, Tennessee, dated February 16, 2006 and recorded on March 10, 2006. (Value of consideration shown in aforementioned deed $0.00.)

BEING the same property conveyed to Irene P. Stoopin and Tatiana W. Thomason, Trustees of The Irene P. Stoopin Living Trust, established by the Revocable Trust Agreement of Irene P. Stoopin, dated February 16, 2006, as amended and restated on June 1, 2011 by Quitclaim deed from Irene P. Stoopin, Trustee of the Irene P. Stoopin 2006 Revocable Living Trust Agreement dated February 16, 2000 of record in Instrument No. 20120109-0002434 Register's Office for Davidson County, Tennessee, dated January 01, 2012 and recorded on January 09, 2012.

This is improved property known as **116 New Haven Court, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes being paid at closing and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of November, 2019.

Irene P. Stoopin and Tatiana W. Thomason, Trustees of The Irene P. Stoopin Living Trust, established by the Revocable Trust Agreement of Irene P. Stoopin, dated February 16,2006, as amended and restated on June 1, 2011.

By: _____
Tatiana W. Thomason, Co-Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Tatiana W. Thomason, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is a Co-Trustee of the Irene P. Stoopin Living Trust, established by the Revocable Trust Agreement of Irene P. Stoopin, dated February 16, 2006, as amended and restated on June 1, 2011 and as Co-Trustee she is authorized by the Trust to execute the within instrument as its Co-Trustee and further acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of November, 2019.

Notary Public
My Commission Expires: 4.17.23

GREGORY D. TAGNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

By: Irene P. Stoopin, Co-Trustee, By Tatiana W. Thomason as her attorney-in-Fact
Irene P. Stoopin, Co-Trustee, by Tatiana W. Thomason as her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Tatiana W. Thomason, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Irene P. Stoopin, Co-Trustee, and who further acknowledged that Irene P. Stoopin is a Co-Trustee of the Irene P. Stoopin Living Trust, established by the Revocable Trust Agreement of Irene P. Stoopin, dated February 16, 2006, as amended and restated on June 1, 2011 and that Tatiana W. Thomason as Attorney in Fact executed the same as the free act and deed of Irene P. Stoopin, Co-Trustee.

Witness my hand and official seal this 15th day of November, 2019.

Notary Public
My Commission Expires: 4.17.23

GREGORY D. TAGNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SolomonParks File No. 19-000353-526

True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S. Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19