This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6175

2020-313

Karen Johnson Davidson County
Batch# 375596 DEEDWARR
03/20/2020 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $5,735.00
20200320-0031040

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,550,000.00

Affiant

DEE RAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

Subscribed and sworn to before me, this the 18th day of March, 2020

Notary Public
My Commission Expires: 5/2/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rochelle R. Stahl and Michael Z. Stahl 3807 BRIGHTON ROAD NASHVILLE TN 37205	CARDINAL FINANCIAL CO. 3701 ARCO CORP. DR #200 CHARLOTTE, NC 28273	104-13-0M-002.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Chandelier Development, Inc., a Tennessee Corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Rochelle R. Stahl and Michael Z. Stahl, wife and husband**, hereinafter called the Grantee(s), his/her/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 Unit No. 2 on the Plan of Brighton Cottages, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20180227-0018341, 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 part of the same property conveyed by Warranty Deed from James Timothy Crenshaw and wife, Linda Crenshaw to Mark Larimore and spouse, Nancy Larimore, and AJ, LLC, a Tennessee limited liability company, as recorded on the 27th day of February, 2018 in Instrument No. 20180227-0018340; and further conveyed by Quitclaim Deed from Mark A. Larimore and wife, Nancy Sherilyn Fain Larimore to AJ, LLC, a Tennessee Limited Liability Company, as recorded on the 27th day of February, 2018 in Instrument No. 20180227-0018343; and further conveyed by Quitclaim Deed to Chandelier Development, Inc., a Tennessee Corporation, as recorded in Instrument No. 202003200031039, all in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **3807 Brighton Road, Unit 2, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 18th day of March, 2020.

GRANTOR:

Chandelier Development, Inc., a Tennessee Corporation

By: _____
Joel Lyons, President, Sole Director

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joel Lyons, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the President, Sole Director of Chandelier Development, Inc., the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of March, 2020.

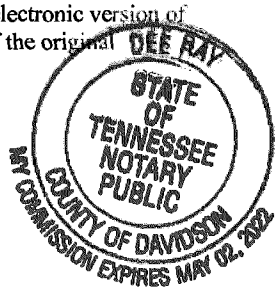
_____
Notary Public
My Commission expires: _____

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

202003200031040

I, the undersigned, 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.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public