Karen Johnson Davidson County
Batch# 402666 DEEDWARR
05/19/2020 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20200519-0051918

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $300,000.00.

Affiant

Subscribed and sworn before me this the 13th day of May, 2020.

Notary Public
My commission expires: 2/11/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Matthew Dale Stagnolia & Emily Jade Buchert 213 Whorley Drive Nashville, TN 37217	MORIA DEVELOPMENT, INC. 2055 E. Centennial Circle Tempe, AZ 85284	150-01-0 068.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AHN DEVELOP NASHVILLE, LLC,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey **EMILY JADE BUCHERT, AN UNMARRIED WOMAN, AND MATTHEW DALE STAGNOLIA, AN UNMARRIED MAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 249 on the plan of Edge-O-Lakes Estates, Section 3, of record in Book 2600, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to AHN Develop Nashville, LLC, a Tennessee limited liability company, by deed from Jay Nelson and Patrick Webb, dated 07/21/2016, of record in Instrument No. 20160726-0076606, said Register's Office. Ashley Howard Nelson, Individually, joining in this conveyance to convey any interest she may have in the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 213 Whorley Drive, Nashville, TN 37217.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

AN

Witness my hand this the 13th day of May, 2020.

Ashley Howard Nelson, Individually

AHN Develop Nashville, LLC

By: member
Ashley Howard Nelson, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ashley Howard Nelson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of May, 2020.

My commission expires:
1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ashley Howard Nelson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the member of the within named bargainor, a LLC, and that Her as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Ashely Howard Nelson as such Member.

Witness my hand and official seal this 13th day of May, 2020.

My Commission Expires:
1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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