Karen Johnson Davidson County
Batch# 426525 DEEDWARR
06/26/2020 08:42:30 AM 5 pgs
Fees: $28.00 Taxes: $943.50
20200626-0069143

Prepared By and Returnable to:
Bone McAllester Norton PLLC (APP)
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

New Owner(s) & Address	Send Tax Bill To:	Map & Parcel No.:
Byron A. Stingily 9692 Brass Valley Drive Brentwood, Tennessee 37027	New Owner	082-03-0-063.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JULIA HARTMAN, an unmarried woman (the "Grantor") does hereby transfer and convey unto BYRON A. STINGILY, an unmarried man (the "Grantee"), Grantee's heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, as more particularly described on Exhibit A (the "Land").

This is improved property located at 915 Joseph Avenue, Nashville, Davidson County, Tennessee 37207. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The legal description has been prepared from the Grantor's deed of conveyance and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

TO HAVE AND TO HOLD said Land together with all the improvements and fixtures thereon and all easements, privileges and appurtenances thereunto belonging (collectively "Property") unto the said Grantee, and Grantee's successors and assigns forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said Property in fee simple; that Grantor has a good right to sell and convey the Property; and that the Property is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements and encroachments, all matters that an accurate survey would disclose, and 2020 real estate taxes, which are to be prorated and Grantee agrees to assume.

GRANTOR FURTHER COVENANTS with the said Grantee and binds Grantor and Grantor's heirs and assigns, to warrant and forever defend the title thereto of said Property to the said Grantee, and Grantee's successors and assigns, against the lawful claims and demands of all persons.

[Signature page of General Warranty Deed]

WITNESS this the 25th day of June, 2020.

GRANTOR:

Julia Hartman

STATE OF California

COUNTY OF Los Angeles

Before me, a Notary Public of the state and county mentioned, personally appeared Julia Hartman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in _____, _____ this 24 day of June, 2020.

Notary Public

My Commission Expires: 10-15-2021

JOSE V. ARCOS
Commission No. 2215349
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm Expires OCTOBER 15, 2021

{02068122.1 }

STATE OF TENNESSEE)

COUNTY DAVIDSON)

I hereby swear or affirm that the actual consideration for this transaction is $255,000.00.

AFFIANT

Subscribed and sworn to before me, this 25th day of June, 2020.

Notary Public

My Commission Expires:

KAYLA M. TENPENNY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 80, as shown on the map entitled Sharp and Horn's Second Addition to East Nashville, of record in Plat Book 161, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JULIA HARTMAN, UNMARRIED WOMAN, by deed from HALUSKA PROPERTIES, LLC, of record in Instrument No. 20181026-0106425 and corrected in Instrument No. 20181107-0110257, dated October 24, 2018, said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry, 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.

Andrea P. Perry
Signature

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Kay M Tenpenny, a notary public for this county and state, Andrea P. Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kay M Tenpenny
Notary's Signature

KAY M. TENPENNY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

My Commission Expires: _____