Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Jo-20-390

39-B
File #20-1268

Karen Johnson Davidson County
Batch# 447762 DEEDWARR
07/31/2020 12:20:27 PM 2 pgs
Fees: $13.00 Taxes: $983.83

20200731-0084706

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jamie L. Colquhoun, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nicole Ashley Stalder, unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Section Three, Sugar Valley Place, SP Development, of record in Instrument No. 20140807-0071357, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jamie L. Coquhoun, a single woman by deed from Yazdian Development Group, Inc., a Tennessee Corporation, dated October 1, 2015, of record in Inst. No. 20151005-0101340, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 8904 Sunnyfield Way, Nashville, TN 37211.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT | TAX MAP-PARCEL #: |
|---|---|---|
| Nicole Ashley Stalder<br>8904 Sunnyfield Way<br>Nashville, TN 37211 | New Owner | 181-02-0B-026.00 |

**WITNESS THE EXECUTION HEREOF** this 30th day of July, 2020.

Jamie L. Colquhoun

**Jamie L. Colquhoun**

**State of Tennessee )**
**County of Davidson )**

On this 30th day of July, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jamie L. Colquhoun, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**State of Tennessee )**
**County of Davidson )**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 265,900.00.**

Affiant

Sworn and subscribed before me on this the 30th day of July, 2020.

Leslie M Collum

Notary Public

My Commission Expires: _____

LESLIE M. COLLUM
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 08 2022
COUNTY OF DAVIDSON