Karen Johnson Davidson County
Batch# 463457 DEEDWARR
08/25/2020 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20200825-0096344

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-2148TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR ~~VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th day of August, 2020.

Notary Public

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

Commission Expiration: 11.8.2021

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Brittany Lynn Lewis and Jason Michael Gibbs 2801 Jenoaks Pass Nashville, TN 37076	New owner	109 04 0A 043.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **A.Z. Stoudmire, Jr and Gwendolyn Stoudmire, husband and wife**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brittany Lynn Lewis, unmarried and Jason Michael Gibbs, unmarried, as joint tenants with full rights of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 2801 Jenoaks Pass Nashville, TN 37076, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Towering Oaks Phase One, as shown on the plan of record in Instrument No. 20071127-0137704, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to A.Z. Stoudmire Jr. and Gwendolyn Stoudmire, husband and wife, by deed from NVR, Inc, a Virginia Corporation T/A Fox Ridge Homes, dated 05/11/2012 filed and recorded 05/15/2012 of record as Instrument No. 20120515-0041898, said Register's Office.

Tax Map and Parcel ID is as follows 109 04 0A 043.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 2801 Jenoaks Pass, Nashville, TN 37076

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. 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.

Witness my hand this 25th day of August, 2020.

A.Z. Stoudmire, Jr

Gwendolyn Stoudmire

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of August, 2020, before me personally appeared **A.Z. Stoudmire, Jr and Gwendolyn Stoudmire**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 25th day of August, 2020.

MICHAEL B. WOODIS
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires DEC. 5, 2020

Notary Public
Commission Expiration: 12.05.2020

LTE File No.: 20-2148TN

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212