This Instrument Prepared By:
THOMAS K. WHITE, ESQ.
FIDELIS LAW, PLLC
216 Centerview Drive, Suite 317
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 466547 DEEDWARR
08/31/2020 09:07:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200831-0098211

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
CHLOE CAMPBELL WITMER	USAA	
1503 Clairmont Place	9800 Fredericksburg Road	11712012700
Nashville, Tennessee 37215	San Antonio, Texas 78288	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409(a)(6))

ANDREW STAHL

ANDREW STAHL

DOUGLAS R. SIPES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 8-24, 2020.

Notary Public

My Commission Expires: [illegible]

Douglas R. Sipes
Commission Expires
03-08-2021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -10- Ten Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, ANDREW STAHL, unmarried, do hereby transfer, release, and convey any and all of my right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to CHLOE CAMPBELL WITMER (formerly known as CHLOE STAHL), unmarried, being more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly 75 feet of Lot No. 7 of Block "C" on the Plan of Clairmont Subdivision, as of record in Book 974, page 8, Register's Office for said County.

Said part of said Lot No. 7, Block "C", fronts 75 feet on the southerly side of Clairmont Place and runs back 177 feet on the easterly line and 176 feet more or less, on the westerly line, to a dead line on which it measures 75 feet.

Being the same property conveyed to ANDREW STAHL and wife, CHLOE STAHL (n/k/a CHLOE CAMPBELL WITMER) by PHILIP LEE MOLTENI, Executor of the Estate of ILA MAY SAID MOLTENI, deceased, ANN MOLTENI BRIDESTINE, THOMAS WALTER MOLTENI, PHILIP LEE MOLTENI and NANCY HOFFMAN MOLTENI, devisees under the Will of ILA MAY SAID MOLTENI,

deceased, by Warranty Deed of record in Instrument Number 20100407-0026342, Register's Office for Davidson County, Tennessee.

The foregoing description is taken from the prior deed of record.

This conveyance is subject to all matters appearing on the Plan of record as Book 974, page 8, Register's Office for Davidson County, Tennessee, and all restrictions and easements of record, restrictive covenants and conditions, other matters of record, including all terms set out on any applicable plat of record and all applicable governmental and zoning regulations.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all person, except as otherwise herein set out.

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.

This is improved property known as: 1503 Clairmont Place, Nashville, Tennessee 37215.

WITNESS MY HAND this 8-24, 2020.

ANDREW STAHL

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANDREW STAHL, and with whom I am personally acquainted, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8-24-2020.

NOTARY PUBLIC

My Commission Expires: Douglas R. Sipes Commission Expires 03-08-2021

DOUGLAS R. SIPES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON