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

20200831-0098213

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
ANDREW STAHL	SunTrust Mortgage Inc.	
3517 Pleasant Valley Road	P.O. Box 79041	11814012800
Nashville, Tennessee 37204	Baltimore, Maryland 21279	

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)(12)(E).

Chloe Witmer
CHLOE CAMPBELL WITMER

Sworn to and subscribed before me this August 19, 2020.

Notary Public

My Commission Expires: [illegible]

NICOLE A. BULLARD NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

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, CHLOE CAMPBELL WITMER (formerly CHLOE 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 ANDREW STAHL, unmarried, being more particularly described as follows:

Being Lot number 54 on the Plan of Longview Manor, Sections One & Two, of record in Plat Book 1424, page 127, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to ANDREW STAHL and CHLOE STAHL(n/k/a CHLOE CAMPBELL WITMER), husband and wife, by ELVIS P. WILSON and wife, VICTORIA L. RADFORD, by Warranty Deed of record in Instrument Number 20160829-0090290, Register's Office for Davidson County, Tennessee.

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

This Conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

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: 3517 Pleasant Valley, Nashville, Tennessee 37204.

WITNESS MY HAND this August 19, 2020.

Chloe Witmer
CHLOE CAMPBELL WITMER

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 CHLOE CAMPBELL WITMER, and with whom I am personally acquainted, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19 August 2020.

NOTARY PUBLIC

My Commission Expires: 5/9/23

NICOLA BULLARD NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE