39B

Karen Johnson Davidson County
Batch# 476156 DEEDWARR
09/15/2020 01:42:13 PM 3 pgs
Fees: $18.00 Taxes: $1,635.40

20200915-0105231

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 2600 Dallas Parkway Suite 550 Frisco, TX 75034 836079 2020-13692 Terry Chandler	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $ 442,000.00 Affiant Subscribed and sworn to before me, this the 10TH day of SEPTEMBER, 2020. Notary Public My commission expires: 3/8/22 (Affix Seal)

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: ANNA K. BRANNAN	NAME: NEW OWNER
STREET ADDRESS:6217 DEERBROOK DRIVE	STREET ADDRESS:
MAP & PARCEL NO. NASHVILLE, TN ~~37205~~ 37221 #155-16-0A-116.00CO	

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, Jason E. Stout and Kelley S. Stout, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

ANNA K. BRANNAN,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See the Exhibit "A"

This is improved property known as: 6217 Deerbrook Drive, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 3rd day of September, 20 20.

X _____
Jason E. Stout

X Kelley S Stout
Kelley S. Stout

State of Kentucky }
County of Bullitt } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jason E. Stout, married (fill in marital status), 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 who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 3rd day of September, 2020.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

Brooke Baker #600825
Notary Public
My commission expires 5/9/2022

BROOKE A. BAKER NOTARY PUBLIC STATE AT LARGE, KENTUCKY

State of Kentucky }
County of Bullitt } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Kelley S. Stout, married (fill in marital status), 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 who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 3rd day of September, 2020.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

Brooke Baker #600825
Notary Public
My commission expires 5/9/2022

BROOKE A. BAKER NOTARY PUBLIC STATE AT LARGE, KENTUCKY

EXHIBIT "A"
Property Description

Land in Davidson County, Tennessee, being Lot No. 329 on the Plan of Traceside, Section Four, of record in Plat Book 9700, Page 125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jason E Stout and Kelley S Stout, husband and wife by Deed dated August 10, 2018 from Steve Salvatore Puma and wife, Lisa T. Puma, recorded August 13, 2018, in Instrument Number 20180813-0079593, in the Official Records of Davidson County, Tennessee.