Karen Johnson Davidson County
Batch# 476391 DEEDWARR
09/16/2020 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20200916-0105572

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $525,000.00

Affiant

Subscribed and sworn to before me, this 15th day of September, 2020.

Notary Public

My commission expires: OCT 2 0 2020

KRISTEN M. TRAIN Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Anna-Vija K,. McClain	**CHURCHILL MORTGAGE CORPORATION**	**07111019100**
313 Gatewood Avenue	**1749 Mallory Ln, Ste 100**	
Nashville, TN 37207	**Franklin TN 37027**	

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 ACKNOWLEDGE, WE,

Ryan Lee Stackhouse and Angela Michelle Stackhouse, Trustees of the Ryan Lee Stackhouse Revocable Trust dated June 19, 2014

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anna-Vija K. McClain, single woman

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:

Land in Davidson County, Tennessee, being Lot No. West Half of Lot No. 40 on the plan of Trinity Heights of record in Plat Book 161, Page 38, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Said Lot No. 40 fronts 50 feet on Gatewood Avenue and extends back between parallel lines 150 feet each to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Ryan Stackhouse and Angela Stackhouse, husband and wife, by Warranty Deed from Mothership Ventures LLC, dated May 29, 2015, of record in Instrument No. 20150603-0051694, Register's Office for Davidson County, Tennessee. Ryan Stackhouse and Angela Stackhouse, husband and wife, conveyed subject property to Ryan Lee Stackhouse and Angela Michelle Stackhouse, Trustees of the Ryan Lee Stackhouse Revocable Trust dated June 19, 2014, by Quitclaim Deed, dated September 1, 2015, of record in Instrument No. 20150911-0092562, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 313 Gatewood Avenue, Nashville, TN 37207.

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 in 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.

Trustee of the Ryan Lee Stackhouse Revocable Trust dated June 19, 2014

_____ Date: 9/11/2020

Ryan Lee Stackhouse
Trustee of the Ryan Lee Stackhouse Revocable Trust dated June 19, 2014

Trustee of the Ryan Lee Stackhouse Revocable Trust dated June 19, 20

_____ Date: 9/11/2020

Angela Michelle Stackhouse
Trustee of the Ryan Lee Stackhouse Revocable Trust dated June 19, 2014

STATE OF Co

COUNTY OF Grand

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Ryan Lee Stackhouse and Angela Michelle Stackhouse** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are the Trustees of The Ryan Lee Stackhouse Revocable Trust dated June 19, 2014 and that they are authorized by The Ryan Lee Stackhouse Revocable Trust dated June 19, 2014 to execute this instrument on its behalf.

Witness my hand, at office, this 11 day of September, 2020.

ALBERTO REMEDIOS
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20204021554
MY COMMISSION EXPIRES JUN 22, 2024

_____
NOTARY PUBLIC

My Commission Expires:_____

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

