WARRANTY DEED

Karen Johnson Davidson County
Batch# 485835 **DEEDWARR**
09/29/2020 02:35:59 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20200929-0112241

G-VRES-20-2707

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/2/23 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jantzen Timothy Lee and Katherine Hope Lee	**New Owner**	
(NAME)	(NAME)	
2707 Buchanan Street		**081-06-0-180.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RYAN LEE STACKHOUSE AND ANGELA MICHELLE STACKHOUSE, CO-TRUSTEES OF THE RYAN LEE STACKHOUSE LIVING TRUST U/A/D JUNE 19, 2014,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JANTZEN TIMOTHY LEE AND KATHERINE HOPE LEE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 48 on the Plan of Revised Section Two, Normal Heights of record in Plat Book 2330, Page 54, 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 Ryan Lee Stackhouse and Angela Michelle Stackhouse, Co-Trustees of the Ryan Lee Stackhouse Living Trust U/A/D June 19, 2014 by Quitclaim deed from Ryan Stackhouse, a married man of record in Instrument No. 20181002-0097804 Register's Office for Davidson County, Tennessee, dated October 01, 2018 and recorded on October 02, 2018.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2330, Page 54, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2401, Page 395, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Water Main Easement of record in Book 2483, Page 213, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2707 Buchanan Street, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 25th DAY OF SEPTEMBER, 2020.

The Ryan Lee Stackhouse Living Trust U/A/D June 19, 2014

BY: _____
Ryan Lee Stackhouse
Co-Trustee

BY: _____
Angela Michelle Stackhouse
Co-Trustee

STATE OF COLORADO
COUNTY OF Mesa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Lee Stackhouse, Co-Trustee of the Ryan Lee Stackhouse Living Trust U/A/D June 19, 2014 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th day of September, 2020.

_____
Notary Public

My Commission Expires: 04/09/23

CARISSA DAVIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19944019549
My Commission Expires April 9, 2023

STATE OF COLORADO
COUNTY OF Mesa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Angela Michelle Stackhouse, Co-Trustee of the Ryan Lee Stackhouse Living Trust U/A/D June 19, 2014 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th day of September, 2020.

_____
Notary Public

My Commission Expires: 04/09/23

CARISSA DAVIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19944019549
My Commission Expires April 9, 2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212