THIS INSTRUMENT PREPARED BY:

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2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 492060 DEEDWARR
10/08/2020 12:41:30 PM 4 pgs
Fees: $23.00 Taxes: $2,268.10
20201008-0117156

ADDRESS NEW OWNER
Laura M. Todt-Stiefvater
and Paul T. Stiefvater
5091 Pine Hill Rd.
Nashville, TN 37221

SEND TAX BILLS TO
Laura M. Todt-Stiefvater
Paul T. Stiefvater
5091 Pine Hill Rd
Nashville, TN 37221

MAP/PARCEL
154-00-0-107.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **PERRY A. CARLSON AND ANDREA M. CARLSON, HUSBAND AND WIFE,** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **LAURA M. TODT-STIEFVATER AND PAUL T. STIEFVATER, WIFE AND HUSBAND** ("Grantees" herein), their heirs and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in the 9th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an existing iron pin in the center of a drive leading to Griffith Road, being the southeast corner of a 10.00 acre tract described in Book 5819, Page 654, R.O.D.C.; thence leaving said drive N 19 degrees 53 minutes 51 seconds W, passing an iron pin at 25.00 feet, in all 618.59 feet to an iron pin; thence S 72 degrees 51 minutes 27 seconds E, 599.45 feet to an iron pin placed this survey; thence S 17 degrees 08 minutes 33 seconds W 102.47 feet to an iron pin; thence S 72 degrees 51 minutes 27 seconds E, 50.00 feet to an iron pin, thence S 17 degrees 08 minutes 33 seconds W, passing an iron pin at 181.88 feet in all 206.88 feet to a point in the center of the aforementioned drive; thence with the center of drive, S 76 degrees 46 minutes 00 seconds W, 86.52 feet to a point; thence leaving said drive S 15 degrees 48 minutes 24 seconds W, passing an iron pin at 38.28 feet in all 209.40 feet to an iron pin; thence S 37 degrees 30 minutes 45 seconds W, 121.45 feet to an iron pin; thence S 27 degrees 17 minutes 01 seconds W, 198.56 feet to an iron pin; thence S 05 degrees 45 minutes 26 seconds W, 266.58 feet to an iron pin; thence N 72 degrees 26 minutes 05 seconds W 377.77 feet to an iron pin; thence N 19 degrees 06 minutes 49 seconds E, 360.54 feet to an iron pin placed this survey; thence N 72 degrees 31 minutes 22 seconds W, passing an iron pin 67.26 feet in all 92.26 feet to a point in the center of said drive; thence with center N 24 degrees 59 minutes 22 seconds E, 12.68 feet to a point; thence N 34 degrees 27 minutes 56 seconds E, 78.40 feet to a point; thence N 53 degrees 53 minutes 43 seconds E, 63.88 feet; thence N 65 degrees 14 minutes 39 seconds E, 76.60 feet; thence N 78 degrees 05 minutes 44 seconds E, 176.86 feet to the point of beginning, and being part of the property conveyed to Neal W. Carter and wife, Ann R. Carter, Grantor, by deeds recorded at Book 5383, Page 311 and Book 3674, Page 310, R.O.D.C., Ninth Civil District, Davidson County, Tennessee, according to a survey by Perry A. Chapdelaine, Jr., 3/17/1983.

TOGETHER with a non-exclusive permanent easement of record in Book 6467, Page 363, Register's Office for said County.(which shall run with the property conveyed herein), Register's Office for said County.for ingress and egress over the existing fifty (50) feet wide right-of-way from Griffith (erroneously referred to as Griffith in prior deed of record) Road to, across, and along the property conveyed herein. The center line of said right-of-way is described as follows:

Being the same property conveyed to PERRY A. CARLSON AND ANDREA M. CARLSON, HUSBAND AND WIFE, by deed from W. DAMON BEARD AND WIFE, MARY E. MCGAVOCK, of record in Instrument No. 20120531-0047193, dated May 1, 2012, said Register's Office.

This is improved property known as: 5091 Pine Hill Rd., Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTORS do covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, successors 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. The conveyance herein is subject to 2020 real property taxes and any easements, covenants and restrictions of record.

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.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this 6th day of October, 2020.

PERRY A. CARLSON

ANDREA M. CARLSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Tricia Ball, a Notary Public of the State and County aforesaid, personally appeared PERRY A. CARLSON AND ANDREA M. CARLSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 6th day of October, 2020.

Notary Public

My Commission Expires: 9/7/21

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$613,000.00.**

Affiant

Sworn to and subscribed before me this 6th day of October, 2020.

Notary Public

My Commission Expires: 6-11-2023

SPENCER RYAN GROSS
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 6-11-2023

True Copy Certification

I, Seth A. Dearinger, 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 Williamson

Personally appeared before me, Spencer Gross, a notary public for this county and state, Seth A. Dearinger, 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: 6-11-2023

SPENCER RYAN GROSS
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 6-11-2023