Karen Johnson Davidson County
Batch# 508643 DEEDWARR
11/04/2020 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20201104-0128975

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/2022

(AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyler B Allen Staggs and Brandon M. Jackson joint tenants with right of survivorship	Mortgage Investors Group	
	(NAME)	
5170 Hickory Hollow Parkway Unit 957	8320 E. Walker Springs Lane, 200	163-05-0A-957.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Anita R.M. Stenberg and Jeffrey F. Stenberg, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tyler B Allen Staggs and Brandon M. Jackson joint tenants with right of survivorship , hereinafter called the Grantees, their heirs 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. 957 on the Plan of Phase IV, Mill Park Commons, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Supplement to the Declaration of Covenants, Conditions and Restrictions and By-Laws for Mill Park Homeowners Association, Inc. annexing Phase IV, (Mill Park Commons), and additional property to be developed in the Future for Mill Park Townhomes, of record in Instrument No. 20051128-0143120, Register' s Office for Davidson County, Tennessee. together with the undivided percentage interest in the Common Elements appurtenant to said Lot, as set forth in said Supplement to Declaration of Covenants. Reference is hereby made to the plan of Phase IV, Mill Park Commons, as shown on Exhibit "B" to the Supplement to Declaration of Covenants of record in Instrument No. 20051128-0143120, for a more complete identification and description of said Lot.

Being the same property conveyed to Anita Allen, unmarried by Warranty deed from J.D. Eatherly d/b/a Eatherly Properties, a proprietorship of record in Instrument No. 20091112-0104538 Register's Office for Davidson County, Tennessee, dated November 06, 2009.

Being the same property conveyed to Anita R.M. Stenberg and Jeffrey F. Stenberg, wife and husband by Quitclaim deed from Anita R.M. Stenberg formerly known as Anita Allen of record in Instrument No. 20180103-0000921 Register's Office for Davidson County, Tennessee, dated December 27, 2017.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5170 Hickory Hollow Parkway Unit 957, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Witness my/our hand(s) this 30th day of October, 2020.

WARRANTY DEED
(Continued)

Anita R.M. Stenberg

Jeffrey F. Stenberg

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anita R.M. Stenberg and Jeffrey F. Stenberg, wife and husband, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of October, 2020.

Notary Public

My Commission Expires: 7/9/2020

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

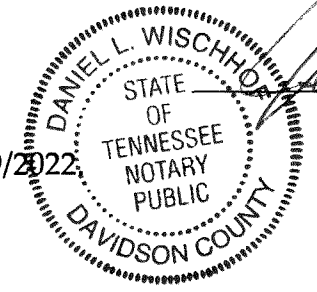
CERTIFICATE OF AUTHENTICITY

I, the undersigned Savannah C. Richardson, 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.

Savannah C. Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Savannah C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



My commission expires 7/9/2022.

