Karen Johnson Davidson County
Batch# 518117 DEEDWARR
11/18/2020 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20201118-0135628

WARRANTY DEED

File No. AT0007825

CHERYL BUCKINGHAM-MIMMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2020.

Notary Public

MY COMMISSION EXPIRES: July 5, 2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew and Brenna Stahl	Movement Mortgage	
(NAME)	(NAME)	
3753 Springwater Dr	5024 Calvin Hall Rd	141-06-0C-084.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37221	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Daniel A. Chisari and Sarah J. Chisari, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Stahl and Brenna Stahl, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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. 79 on the Plan of Final Plat of Riverbridge Community, Phase 1B, a planned unit Development of record in Plat at Instrument No. 20030709-0094605, 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 Daniel A. Chisari and Sarah J. Chisari, husband and wife by Warranty deed from Liam Mcleod, married of record in Instrument No. 20141106-0102513 Register's Office for Davidson County, Tennessee, dated November 03, 2014 and recorded on November 06, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3753 Springwater Dr, Nashville, TN 37221

(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 hand this 10th day of November, 2020.

Daniel A. Chisari

Sarah J. Chisari

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Daniel A. Chisari and Sarah J. Chisari, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 10th day of November, 2020.

Notary Public

My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Lori Patterson, 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 therewith 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, William S. Corley, a notary public for this county and state, Lori Patterson, 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: 06/29/2021

