Karen Johnson Davidson County
Batch# 522143 DEEDWARR
11/30/2020 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20201130-0138985

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-2759TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of November, 2020.

Notary Public

Commission Expiration: 4-17-2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Kirstie Phelps and Lawrence Phelps 708 Vanoke Dr Madison, TN 37115	**SAME AS NEW OWNER.**	042 13 0 031.00

WARRANTY DEED

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 ACKNOWLEDGED, WE, **Nancy Morgan Stosik and spouse, Kelly Ann Stosik**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kirstie L. Phelps and Lawrence Austin Phelps, wife and husband** 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:

Property known as 708 Vanoke Dr Madison, TN 37115, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Section One Hedgewood Hills of record in Plat Book 2900, Page 135, 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 Nancy Morgan Stosik, an unmarried woman, by deed from James J. Thompson and wife, Sharon A. Thompson dated 5/22/2015, recorded 5/29/2015 filed of record in Instrument No. 20150529-0049758, said Register's Office.

Tax Map and Parcel ID is as follows 042 13 0 031.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 708 Vanoke Dr, Madison, TN 37115

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 unemcumbered, 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 20th day of November, 2020.

Nancy Morgan Stosik

Kelly Ann Stosik

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of November, 2020, before me personally appeared **Nancy Morgan Stosik anfd Kelly Ann Stosik**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 20th day of November, 2020.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Commission Expiration: 4-17-2023

LTE File No.: 20-2759TN

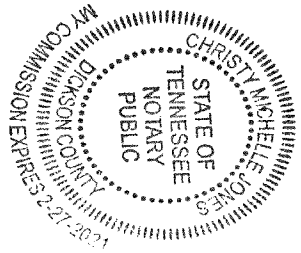
True Copy Certification

I, **Jessi Castleman** 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessi Castleman

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Christy Jones** a notary public for this county and state, **Jessi Castleman,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Christy Jones
My Commission Expires:

SEAL