Karen Johnson Davidson County
Batch# 531502 DEEDWARR
12/11/2020 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,487.40
20201211-0146044

WARRANTY DEED

File No. DH0007870

ELIZABETH LEONBERGER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-17-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $402,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of December, 2020.

Notary Public

MY COMMISSION EXPIRES: 3·17·2024
(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
Erika Guillot (NAME)	Same As Owner (NAME)	
1407 Sharpe Ave (ADDRESS)	(ADDRESS)	083-02-0-090.00
Nashville, TN, 37206 (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, **Fred A Stoklasa, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erika Guillot, married woman,** 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 part of Lot No. 8 on the Map of the Martha Martin Lands, as of record in Book 161, Page 101, Register's Office for Davidson County, Tennessee, formerly of record in Book 8, Pages 441 and 442, said Register's Office, described according to a survey made by James A. Hamilton, Jr., Surveyor, April 15, 1950, as follows: Beginning at an iron pin on the Northerly margin of Sharpe Avenue, at a point 250.4 feet East of the Easterly margin of North 14th Street, being the Southeast corner of the property conveyed to James A. Hamilton and wife, by deed from William W. Gossage and wife, of record in Book 1976, Page 35, said Register's Office; thence with said Hamilton's Easterly line, Northwardly 87.48 feet to the Southwest corner of the property conveyed to B. L. Robertson and wife, by deed from Kenneth Ray Harrington and wife, of record in Book 2203, Page 403, said Register's Office; thence with the Southerly line of said Robertson property Eastwardly 70 feet to an iron pin; thence Southwardly 87.84 feet to an iron pin on the Northerly margin of Sharpe Avenue; thence with said Avenue, Westwardly 70 feet to the beginning.

Being the same property conveyed to Fred A. Stoklasa by Warranty deed from Clint A. Haynes, a single person of record in Instrument No. 20110729-0057983 Register's Office for Davidson County, Tennessee, dated July 26, 2011 and recorded on July 29, 2011.

Being also known as 1407 Sharpe Ave Nashville, Tennessee 37206.

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 1407 Sharpe Ave, Nashville, TN 37206

(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.

This Deed shall be effective in transferring ownership on the 11 day of December, 2020.

Witness my hand this 19 day of November, 2020.

Fred A Stoklasa

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 Fred A Stoklasa, 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 19 day of November, 2020.

D Hardwick
Notary Public

My commission expires: 5/23/2023

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 DAVIDSON)

On this 22nd day of July, 2020, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 3·17·2024