WARRANTY DEED

Karen Johnson Davidson County
Batch# 538419 DEEDWARR
12/18/2020 02:53:30 PM 5 pgs
Fees: $28.00 Taxes: $2,183.00
20201218-0150512

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of December, 2020

Notary Public

MY COMMISSION EXPIRES: 5.3.21
(AFFIX SEAL)

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jessica Stambaugh, and John E. Stambaugh,	CAPSTAR BANK	061-08-0-136.00
(NAME)	(NAME)	
4615 Log Cabin Road	7002 RICHARD JONES RD. #300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	NASHVILLE, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20203622

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/we, **Patrick Clay Drumright, unmarried and Joseph Dudley Drumright, married man and Charles Richard Drumright**, married man, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jessica Stambaugh, an unmarried woman John E. Stambaugh, a married man, as joint tenants with common law rights of survivorship**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being parts of Lots Nos. 2 and 3 on the Plan of Mrs. A. J. McGaughey's subdivision of Tract No. 2, Second Haysboro Subdivision, as of record in Book 843, page 71, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning on the southwesterly margin of Log Cabin Road at a point 32.7 feet southeast of the corner of Lots No. 2 and 3; thence southwestwardly 150.8 feet to the northerly line of Lot No. 4, being 35 feet west of the corner of lots Nos. 2 and 3; thence with the northerly line of said Lot No. 4 westerly 40 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots northwardly 160 feet to the most southerly corner of the property conveyed to DL Jenson (Book 1582, page 409 RODCT); thence with the easterly line of the said Jensen property northeastwardly 90 feet to the southwesterly margin of Log Cabin Road; thence with said road southeastwardly 133.7 feet to the beginning.

BEING the same property conveyed to Joseph B. Drumright and wife, Joan C. Drumright by Deed from Marie H. Drumright dated June 13, 1957 and filed of record in Book 2650, page 337, Register's Office for Davidson County, Tennessee. Joseph D. Drumright (aka Joseph B. Drumright) having since died, leaving proeprty vested in Joan C. Drumright as surviving tenant by the entirety. Joan C. Drumright having died testate on or about January 4, 2020 leaving property vested in Joseph Dudley Drumright, Jr. and Charles Richard Drumright and Patrick Clay Drumright as evidenced by Last Will and Testament of Joan Drumright of record in the Seven Circuit Court of Davidson County, Tennessee Docket No. 20P270.

Said property has not nor never has been the primary residence of the Grantor.

Unimproved ☐

This is improved ☒ property, known as 4615 Log Cabin Road, Nashville, TN 37216
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 11th day of December, 2020

Patrick Clay Drumright

Joseph Dudley Drumright

Charles Richard Drumright

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Patrick Clay Drumright, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th of December, 2020.

Melissa D. Rogers

Notary Public
My Commission Expires: 3/23/21

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee)
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Charles Richard Drumright, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th of December, 2020.

Stephanie Russell

Notary Public
My Commission Expires:

STEPHANIE RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

Witness my hand this 11th day of December, 2020

Patrick Clay Drumright

Joseph Dudley Drumright

Charles Richard Drumright

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Patrick Clay Drumright, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th of December, 2020.

Notary Public
My Commission Expires:

STATE OF Tennessee)
County OF _____)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Charles Richard Drumright, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th of December, 2020.

Notary Public
My Commission Expires:

STATE OF Virginia)
County OF Isle of Wight)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Joseph Dudley Drumright, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th of December, 2020.

Notary Public
My Commission Expires: 02/28/2023

HALEY EMILY HELSTROM
NOTARY PUBLIC ID 7663646
Commonwealth Of Virginia
My Commission Expires
February 28, 2023

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

