Karen Johnson Davidson County
Batch# 549088 DEEDWARR
01/07/2021 08:47:30 AM 4 pgs
Fees: $23.00 Taxes: $1,029.90
20210107-0003081

THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF ANDREW GIBSON
19 Town Center Loop, Suite 4B
Santa Rosa Beach, FL 32459

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $278,350.00

Affiant

MEREDITH MALLOY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

Subscribed and sworn to before me this 31st day of December, 2020.

10/02/2023
Notary Public
My Commission Expires:

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	TAX PARCEL NO.
Nathan/Dale Stoops Real Estate, LLC 657 Mercer Drive Hermitage, TN 37067	New Owner	Map/Parcel No. 090-16-0-312.00

For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Clyde C. Dean and wife, Marion M. Dean, by and through their Attorney-in-Fact, Barry Dean, (hereinafter the **"GRANTOR"**), has bargained and sold, and by these presents does hereby transfer and convey unto: Nathan/Dale Stoops Real Estate, LLC, a Tennessee limited liability company, (hereinafter the **"GRANTEE"**), that certain tract or parcel of land located in Davidson County, Tennessee, as described as follows:

Being in the 8th Civil District of said County and State, and being Lot No. 4, on the Plan of Charlotte Park, Section 1, as of record in Book 2663, Pages 2 through 6, Inclusive, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 75.0 feet on the westerly side of American Road, and runs back 156.3 feet on the northerly line and 135.7 feet on the southerly line, to a line in the rear on which it measures 60.0 feet.

Being the same property conveyed to Clyde C. Dean and wife Marion M. Dean by Warranty Deed from L.T. Murphy and wife of record in Book 3459, Page 263, said Register's Office.

This is improved property known as 417 American Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, its, successors and assigns, against the lawful claims of all persons whomsoever. This conveyance is made subject to those items listed on **Exhibit A**, attached hereto. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand this 31st day of December, 2020.

GRANTOR:

Clyde C. Dean, by Ronald Barry Dean, Attorney-in-Fact

Clyde C. Dean, by Ronald Barry Dean, Attorney-in-Fact

Marion M. Dean, by Ronald Barry Dean, Attorney-in-Fact

Marion M. Dean, by Ronald Barry Dean, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Ronald Barry Dean, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Attorney-in-Fact for Clyde C. Dean, pursuant to a Durable General Power of Attorney executed by Clyde C. Dean dated January 31, 2014 and that he is authorized to execute this General Warranty Deed in his capacity as Attorney-in-Fact for Clyde C. Dean, the within bargainor, and has executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he, in his capacity as Attorney-in-Fact, executed this instrument on behalf of Clyde C. Dean.

Witness my hand and official seal this 31st day of December, 2020.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Ronald Barry Dean, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Attorney-in-Fact for Marion M. Dean, pursuant to a Durable General Power of Attorney executed by Marion M. Dean dated January 31, 2014 and that he is authorized to execute this General Warranty Deed in his capacity as Attorney-in-Fact for Marion M. Dean, the within bargainor, and has executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he, in his capacity as Attorney-in-Fact, executed this instrument on behalf of Marion M. Dean.

Witness my hand and official seal this 31st day of December, 2020.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

EXHIBIT A

Subject to:

1) Restrictions of record in Book 1788, Page 512 and Book 2638, Page 490 in the Register's Office for Davidson County, Tennessee.

2) Pumping Charge Agreements of record in Book 2593, Page 566, said Register's Office.

3) The real property taxes for 2020 have been prorated as of the date of the execution of this Deed and have been paid in full simultaneously with the execution of this Deed.

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

