Karen Johnson Davidson County
Batch# 549092 DEEDWARR
01/07/2021 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.42
20210107-0003085

WARRANTY DEED

EMILY MORGAN DUDLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

File No.: RES-20-1314 Col

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $614,978.00

Julie Baty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of January, 2021.

Emily M. Dudley
Notary Public

MY COMMISSION EXPIRES: 09-02-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Stefanski and Katherine Stefanski	FBM Bank	083 13 0 152.00
(NAME)	(NAME)	
1314 Lillian Street Nashville, TN 37206	2021 Richard Jones Rd Ste 200 Nashville, TN 37215	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **KELLY COLLINS, AN UNMARRIED WOMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **DOUGLAS LAWRENCE STEFANSKI AND KATHERINE MACKENZIE STEFANSKI, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly 43.6 feet of Lot #111 on the Plan of East Edgefield, of record in Plat Book 21, Page 147, in the Register's Office for Davidson County, Tennessee.

Said part of Lot #111 fronts 43.6 feet on the southerly side of Lilliam Street or Avenue, and runs back between parallel lines 170 feet, more or less, to an alley.

Being the same property conveyed to Kelly Collins, an unmarried woman, by Warranty Deed from D222, LLC, a Tennessee limited liability company, dated February 13, 2015, recorded February 20, 2015, in Instrument No. 20150220-0014789, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1314 Lillian Street, Nashville, TN 37206
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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(s) this 6th day of January, 2021

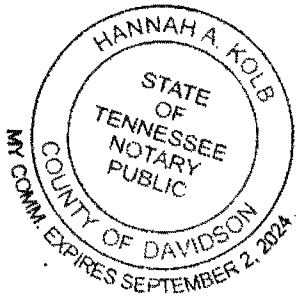
Kelly Collins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of January, 2021, before me personally appeared Kelly Collins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of January, 2021.

Notary Signature
My commission expires: 9/2/2024



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

