BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 552007 DEEDWARR
01/11/2021 03:19:45 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20210111-0004820

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF January, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES 5-5-2022

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Mark Oliver	Broker Solutions, Inc. dba New American Funding	
(NAME)	(NAME)	
4948 Darlington Dr.	1451 Myford Rd., Ste. 100	147-05-0-251.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Tustin, CA 92780	
(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, WE, **THOMAS NATIONS AND PATRICIA STEMPIEN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN MARK OLIVER AND CAROLYN ELIZABETH OLIVER, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 171, SECTION TWO, CALDWELL COUNTRY ESTATES, as shown on plat of record in Book 2663, Page 128, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 171 fronts 115 feet on the south margin of Darlington Drive and extends back 408 feet on the west line and 373.3 feet on the east line, to a broken line in the rear, measuring 151.15 feet thereon.

Being the same property conveyed to Vester F. Nations and wife, Evelyn H. Nations, by Warranty Deed from Walker Grimes, Jr. and wife, Peggy B. Grimes, of record in Book 4200, Page 870, in the Register's Office of Davidson County, Tennessee, dated December 27, 1967 and recorded on December 28, 1967. Vester F. Nations died on June 26, 2007 leaving Evelyn H. Nations as sole surviving Tenant by the Entirety. The said Evelyn H. Nations died on August 20, 2020 leaving a Last Will and Testament that was probated under Docket No. 20P1606 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Under the aforesaid Will, Thomas Nations and Patricia Stempien are devisees of the above property.

This was never the principal place of residence for the Grantors.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 4948 Darlington Dr., Nashville, TN 37211
(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.

Witness my hand this 7th day of January, 2021

THOMAS NATIONS

Patricia Stempien by Thomas Nations

PATRICIA STEMPIEN, BY: THOMAS NATIONS, ATTORNEY IN FACT Attorney in Fact.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Nations, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of January, 2021.

Commission expires:

D. DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-8-2022

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 7th day of January, 2021, before me personally appeared Thomas Nations, to me known to be the person who executed the foregoing instrument on behalf of Patricia Stempien and acknowledged that he executed the same as the free act and deed of Patricia Stempien.

Witness my hand and official seal this 7th day of January, 2021.

Commission expires:

D. DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-8-2022

Notary Public