WARRANTY DEED

Karen Johnson Davidson County
Batch# 562684 DEEDWARR
01/27/2021 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $902.80
20210127-0012314

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Scott Studer	NEW OWNER	085 07 0 006.00
(NAME) 4193 Arbor Way	(NAME)	
(ADDRESS) Palm Beach Gardens, FL 33410	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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/we **Shane P Studer and Melinda Studer, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Scott Studer, an unmarried man,** hereinafter called the GRANTEE(S), his/her/their 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. 228 on the plan of RESUBDIVISION OF LOTS 228, 228-A & 229 ON THE PLAN OF STANFORD COUNTRY CLUB ESTATES, as shown on plat of record in Book 5190, Page 248, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to James W. Ledbetter and wife, Rose G. by Warranty Deed from Southern Ohio Bank, dated 12/01/1977 and recorded 12/06/1977, of record in Book 5230, Page 296, Register's Office for Davidson County, Tennessee.

The said James W. Ledbetter died on 11/21/1991, leaving the said Edna Rose Garner Ledbetter the sole surviving tenant by the entirety.

The said Edna Rose Garner Ledbetter died testate on 06/09/2020, devising subject property to Dwight Stephen Ledbetter, Joel Anthony Ledbetter and Timothy Alden Ledbetter, as evidenced in File No. 20P1090, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Shane P. Studer and Melinda Studer, husband and wife by General Warranty Deed from Estate of Edna Rose Ledbetter, dated 10/19/2020 and recorded 10/28/2020, of record in Instrument 202010280125325, Register's Office for Davidson County, Tennessee.

Subject To (1) all matters shown on the plat of record in Plat Book 5190, Page 248, (2) Covenants, conditions, easements and restrictions recorded in Book 3066, Page 219, and amended in Book 3127, Page 370, Register's Office for Davidson County, Tennessee,

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3208 Downeymeade Court, Nashville, TN 37214

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 19th day of January, 2021.

Shane P Studer

Melinda Studer

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shane P Studer and Melinda Studer**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of January, 2021.

Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

