WARRANTY DEED

Karen Johnson Davidson County
Batch# 568580 DEEDWARR
02/04/2021 10:51:29 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20210204-0016320

#15353

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2021

Notary Public

MY COMMISSION EXPIRES: May 3, 2021

(AFFIX SEAL)

ROBERT ALEXANDER NOTESTINE III NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires May 3, 2021

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phillip Drake Stahr Sarah Elizabeth Gentry	Pinnacle Bank	10306017800
(NAME)	(NAME)	
5604 Stoneway Trail	150 3rd Avenue South Suite 1000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Douglas E Jones and Martha M. Gentry,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Phillip Drake Stahr and Sarah Elizabeth Gentry, 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:

Being Lot No. 2 on the Plan of Brookeside Courts, Addition No 3, as shown by Plat Book 1835, page 107, register's Office for Davidson County, Tennessee, to which reference is made for the complete description.

Being the same property conveyed to Douglas E Jones and wife Martha Gentry, by deed of record in Instrument NO,. 20191114-0117314 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 5604 Stoneway Trail, Nashville, TN 37209
(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/our hands this 29th day of January, 2021.

Douglas E Jones

Martha M. Gentry

State of Tennessee
County of Davidson

Personally appeared before me Douglas E Jones and Martha M. Gentry, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of January, 2021.

Notary Public
My Commission Expires: May 3, 2024

File No.: 15353

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2024