Karen Johnson Davidson County
Batch# 574850 DEEDWARR
02/22/2021 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20210222-0020995

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210132909**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner) The actual consideration or value, whichever is greater, for this transfer is: $270,000.00. Affiant Subscribed and sworn to before me, this ~~12th~~ 16th day of February, 2021. Notary Public My Commission Expires: 10-21-2024

KRISTEN M. TRANI
Notary Public At Large
SUMNER COUNTY, TENN.

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nathan Dale Stoops Real Estate 1003 Alice Street Nashville TN 37218	New Owner	Tax Parcel ID No. 070 07 0 027.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adam Goldstone** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nathan Dale Stoops Real Estate, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the Southerly 145 feet of Lot #25 on the map of J.S. Spurlock's lands not of record described according to a survey made by Erle Drake, April 21, 1925 as follows:

Beginning at a point in the center of Alice Street 100 feet West of the Westerly margin of Buena Vista Pike; thence Northwardly along the common line of Lots #25 and #26-110 feet; thence Westwardly 100 feet; thence Southwardly along the common line of Lots #24 and #25-110 feet to the center of Alice Street; thence Eastwardly 100 feet to the point of beginning.

Being the same property conveyed to Adam Goldstone, by Warranty Deed from William Carl Romines of record in Instrument No. 20200401-0034898, in the Register's Office of Davidson County, Tennessee, dated March 31, 2020 and recorded on April 01, 2020.

Being the same property conveyed to William Carl Romines, by Quitclaim Deed from William Lee Romines of record in Instrument No. 20060726-0089978, in the Register's Office of Davidson County, Tennessee, dated July 25, 2006 and recorded on July 26, 2006. Virginia E. Romines is now deceased.

Being the same property conveyed to William Lee Romines and wife, Virginia E. Romines, by Installment Deed from W.H. Webb and wife, Ida Well Webb of record in Book 2487, Page 446, in the Register's Office of Davidson County, Tennessee, dated October 01, 1955 and recorded on January 04, 1956.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Easement for Water Lines, recorded in Book 2487, Page 446.

Property Boundary Agreement for 1003 and 1005 Alice Street, Nashville, TN as set forth in instrument recorded in Instrument No. 20200916-0105777.

This is unimproved property located at 1003 Alice Street Nashville TN 37218

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this _____ day of February, 2021.

Adam Goldstone

STATE OF Fl.
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adam Goldstone, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of February, 2021.

Angela D. Mays
Notary Public
My Commission Expires: 5-31-2024

ANGELA D. MAYS
Notary Public - State of Florida
Commission # GG 956779
My Comm. Expires May 31, 2024
Bonded through National Notary Assn.

Angela D. Mays

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

