WARRANTY DEED

Karen Johnson Davidson County
Batch# 584980 DEEDWARR
03/04/2021 03:29:30 PM 4 pgs
Fees: $23.00 Taxes: $5,224.40
20210304-0028730

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,412,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of March, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

File No.: RES-21-3715

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
Bobby F. Gordon, III	New American Funding	117 13 0G 001.00
(NAME)	(NAME)	
3715 Sugartree Place Nashville, TN 37215	P.O. Box 650076 Dallas, TX 75265	
(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, We, **JOHN STALLINGS, UNMARRIED AS TO A 20.97% UNDIVIDED INTEREST AND EQUITABLE TRUST COMPANY, SUCCESSOR TRUSTEE WITH FULL POWER TO CONVEY AND OR ENCUMBER WITHOUT JOINDER BENEFICIARY AS TO A 79.03% UNDIVIDED INTEREST**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **BOBBY F. GORDON, III, AN UNMARRIED MAN**, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of Sugartree Place Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20081113-0112345, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed to Equitable Trust Company, Successor Trustee, with full power to convey and or encumber without joinder beneficiary, by Warranty Deed from Sugartree Partners, dated November 17, 2008, recorded November 19, 2008, in Instrument No. 20081119-0113906, in the Register's Office of Davidson County, Tennessee. Equitable Trust Company, Successor Trustee having conveyed a 20.97% interest in subject property to John Stallings and wife, Anna Kate Stallings, by Quitclaim Deed dated April 1, 2009, recorded April 6, 2009, in Instrument No. 20090406-0031263, in the Register's Office of Davidson County, Tennessee.

Anna Kate Stallings having since passed on April 25, 2020 leaving John Stallings as surviving tenant.

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 3715 Sugartree Place, Nashville, TN 37215
(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/our hand(s) this 2nd day of March, 2021

Equitable Trust Company, Successor Trustee

By: _____
Wick Ruehling, Partner

_____
John Stallings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*See attached Exh A for 2nd notary acknowledgment.

On this 2nd day of March, 2021, before me personally appeared ~~Wick Ruehling, Partner of Equitable Trust Company and~~ John Stallings, 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 2nd day of March, 2021.

_____
Notary Signature
My commission expires: 3/6/24

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171

EXHIBIT A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of March, 2021, before me personally appeared Wick Ruehling, Partner of Equitable Trust Company with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Partner of Equitable Trust Company, the within named bargainor, and that such Wick Ruehling as such Partner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Partner.

Witness my hand, at office, this 2nd day of March, 2021.

Notary Signature
My commission expires: 3/6/24



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

