Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Name and Address of New Owner:
Jacob B. Stansell and Katherine G. Stansell
506 Douglas Avenue
Nashville, TN 37207

Send Tax Bills To:

Karen Johnson Davidson County
Batch# 622051 DEEDWARR
04/26/2021 08:53:55 AM 2 pgs
Fees: $13.00 Taxes: $1,502.20

20210426-0054878

This Instrument Prepared By:
Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 071-16-0-200.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Gallo Homes, LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jacob Bradley Stansell and Katherine Grace Stansell, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being the Easterly 60 feet of Lot Nos. 102, 103 and 104 on the Plan of Oakwood Park, as shown on the Plat of record in Book 421, page 12, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

According to a survey made by S. R. Sandford, Jr. Civil Engineer, said part of Lot Nos. 102, 103 and 104 fronts 60 feet on the Southerly side of Mile End Avenue and runs back 85.5 feet on the Westerly line and 88.5 feet on the Easterly line with the Westerly margin of North 6th Street, to the Northerly line of Lot No. 105, measuring 60 feet hereon.

Being the same property conveyed to Eddy McNair Huff and wife, Dorothy B. Huff, by Warranty Deed from Jerry L. Teal and wife, Sandra L. Teal, of record in Book 4957, page 808, Register's Office for Davidson County, Tennessee, dated October 01, 1975 and recorded on October 1, 1975. (Value or consideration shown in aforementioned deed $18,000.00.)

Being the same property conveyed to Yvette Elizabeth Cater, married, by Quitclaim Deed from Dorothy B. Huff, of record in Instrument No. 20050805-0092251, Register's Office for Davidson County, Tennessee, dated June 18, 2002 and recorded on August 05, 2005. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by Warranty Deed from Yvette Elizabeth Cater, married of record in Instrument No. 20201001-0113135, Register's Office for Davidson County, Tennessee, dated September 30, 2020 and recorded on October 01, 2020. (Value of consideration shown in aforementioned deed $222,000.00.)

Being the same property conveyed to Gallo Homes, LLC, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20201001-0113388, Register's Office for Davidson County, Tennessee, dated September 30, 2020 and recorded on October 01, 2020. (Value of consideration shown in aforementioned deed $225,900.00.)

Being also known as 506 Douglas Avenue, Nashville, Tennessee 37207.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of April, 2021.

Gallo Homes, LLC

By: _____
Andrew Kirkpatrick, Member

By: _____
Jake Gallo, Member

State of Tennessee
County of Davidson

Before me, Becky Burch of the state and county mentioned, personally appeared Andrew Kirkpatrick, Member and Jake Gallo, Member 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 theMember of Gallo Homes, LLC, the within named bargainor, a , and that as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the as Member.

Witness my hand, at office, this 23rd day of April, 2021.

Becky Elizabeth Burch
Notary's Signature
My commission expires: 11-19-23

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $406,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
23rd day of April, 2021.

_____
Notary Public
My commission expires: _____
File No. 2021-1474

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021