THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210434860

Karen Johnson Davidson County
Batch# 634022 **DEEDWARR**
05/12/2021 09:48:55 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20210512-0063820

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $500,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of May, 2021.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Anastasia Kudrez 504 Jocelyn Hollow Court Nashville TN 37205	New Owner	Tax Parcel ID No. 129-01-0-022.00

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, **Sara Stafford, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anastasia Kudrez, unmarried**, ("Grantees"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 763 on the Plan of West Meade Farms, Inc., Section 10, Revised, as of record in Book 3106, page 21, Register's Office for said County.

Said Lot No. 763 fronts 203.7 feet on the northeasterly side of the terminus of Jocelyn_ Hollow Court and extends back 443 feet on the northwesterly line and 653.1 feet on the southeasterly line, which is a broken line, to a dead line in the rear, which is an irregular line, measuring a total of 777.0 feet thereon.

Being the same property conveyed to Jack A. Stafford, Sr. and wife Sara Stafford by Warranty deed from Fischer and Short Construction Company, Inc a Tennessee corporation of record in Book 4201, page 633, Register's Office for Davidson County, Tennessee, dated December 21, 1967 and recorded on December 29, 1967.

Jack A. Stafford, Sr. now being deceased on January 9, 2015 in Davidson County, Tennessee leaving Sara Stafford as the surviving tenant by the entirety.

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.

Taxes for the year 2021, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 3106, Page 121, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1788, Page 108, Book 2929, Page 117, Book 2997, Page 93, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 504 Jocelyn Hollow Court Nashville TN 37205.

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 11th day of May, 2021.

Sara Stafford

Sara Stafford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sara Stafford, 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 11th day of May, 2021.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021