THIS INSTRUMENT WAS PREPARED BY	STATE OF Tennessee COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P21-30173	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 585,000.00. see oath on page two

Karen Johnson Davidson County
Batch# 657027 DEEDWARR
06/15/2021 01:13:30 PM 4 pgs
Fees: $23.00 Taxes: $2,164.50
20210615-0080679

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Erik Staggs & Ashtyn Wallace Staggs	Brian Erik Staggs & Ashlyn Wallace Staggs	MAP 129-11-0
910 Neuhoff Lane	910 Neuhoff Lane	PARCEL -074.00
Nashville, TN 37205	Nashville, TN. 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Stacy Stark and Christopher Stark, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Erik Staggs and Ashtyn Wallace Staggs, Husband and Wife, as tenants by the entireties with right of survivorship**

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:

Land in Davidson County, Tennessee, being Lot No. 249 on the Plan of Warner Park Valley, Section 1 of record in Plat Book 3600, Page 12 through 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stacy Stark and Christopher Stark, wife and husband by Warranty deed from Jason Robert Moore and wife, Mary Moore of record in Instrument No. 20150507-0041775 Register's Office for Davidson County, Tennessee, dated May 06, 2015 and recorded on May 07, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2021 and subsequent years; (2) all matters shown on the Plan of record in Plat Book 3600, Page 12 through 14; (3) Restrictions of record in Book 3466, Page 89, Book 3577, Page 511, Book 3702, Page 465 and Book 3770, Page 81; (4) All visible easements; (5) All applicable governmental and zoning regulations.

This is IMPROVED property known as **910 Neuhoff Lane, Nashville, TN 37205.**

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 our hands this the 31st day of May, 2021.

Stacy Stark

Christopher Stark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stacy Stark** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of June, 2021.

My Commission expires: 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christopher Stark** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 1st day of June, 2021.

My Commission expires: 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

The Actual Consideration or Value, Whichever is greater, for this Transfer is $585.000

Stacey Szeszorek
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2021

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $585,000.00 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 11th day of June, 2021.

NOTARY PUBLIC
My Commission Expires: 12/21/24

SHERI L MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 249 on the Plan of Section 1, Warner Park Valley of record in Plat Book 3600, page 12 Through 14, inclusive, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of property.

Being the same property conveyed to Stacy Stark and Christopher Stark By Warranty Deed Dated 5/6/2015 and recorded 5/7/2015, as Instrument Number: 20150507-0041775, in the Davidson County Register's Office, State of Tennessee.

Commonly known as: 910 Neuhoff Lane, Nashville, TN. 37205

Parcel: 129-11-0-074.00