Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 678414 **DEEDWARR**
07/16/2021 11:28:57 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20210716-0095795

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $315,000.00.

Affiant

Subscribed and sworn before me this the 14th day of July, 2021.

Notary Public
My commission expires:

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

WARRANTY DEED

Address of New Owner:
Ronald Stanley, Jr.
822 General George Patton Road
Nashville, TN 37221

Send Tax Bill to:
New Owner

Tax Information:
142-09-0B 822.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANGELA K. QUESENBERRY, UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RONALD STANLEY, JR., A MARRIED MAN, AND FRANCES F. STANLEY, A MARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A Certain Condominium apartment in Davidson County, State of Tennessee. Being Unit No. 822, together with the Carport designated No. 822-C, in River Plantation, Section Five, Phase One, a Condominium, a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Five, Phase One, Condominium Apartments, recorded in Book 5200, Pages 145 and 146, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Angela K. Quesenberry, by deed dated 03/23/2007, from Catherine R. Carr, of record in Instrument No. 20070514-0057622, Register's Office for said County.

Also being the same property conveyed to Catherine R. Carr and Angela K. Quesenberry, as Tenants in Common, by deed dated 06/30/1998, from Gary V. Stewart and wife, Marty W. Stewart, of record in Book 11004, page 983, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 822 General George Patton Road, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 14th day of July. 2021.

Angela K. Quesenberry

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. Angela K. Quesenberry, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of July. 2021.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
DAVIDSON COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC