Karen Johnson Davidson County
Batch# 689393 DEEDWARR
08/03/2021 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20210803-0104241

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-5058

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of July, 2021

Notary Public

Commission Expires: _____

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp 12/15/2021 COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lindsay Kate Stoffer Smith and Matthew Barr Smith 4016 Clifton Avenue Nashville, TN 37209	New Owner	091-08-0-307.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Amanda Staggs, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lindsay K Stoffer Smith and Matthew B Smith, a married couple

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:

A certain tract or parcel of land being property located in Davidson County, Tennessee, being originally described as Lot No. 9 of Block F on the Map of Realty Savings Bank & Trust Company's Subdivision of Lot No. 19 of Clifton Plan, called Plan No. 3, West Nashville (not of record), and being more particularly described as follows:

Commencing at an iron pipe (found) in the Northerly right of way of Clifton Avenue (50' R.O.W.) located at the Southeast corner of the Mark Hughes Property also being Lot 13 of Block " F" on the Map of Realty Savings Bank & Trust Company's Subdivision, of Lot No. 19 of Clifton Plan, called Plan No. 3, West Nashville (not of record), thence North 83 degrees 27' 27" West, 119.61 feet to an iron pin (set) in said Clifton Avenue, this being the True Point of Beginning; thence with Clifton Avenue, North 83 degrees 39' 57" West, 29.89 feet to an iron pin (set); thence leaving Clifton Avenue, North 01 degrees 16' 00" West, 125.56 feet to an iron pin (set) in the Southerly right of way of an unimproved alley (#1205); thence with alley, North 87 degrees 25' 31" East, 29.64 feet to an iron pin (set); thence leaving said alley, South 01 degrees 16' 00" East, 130.19 feet to the Point of Beginning. Containing 3789.01 Sq. Feet, or 0.087 acre, more or less.

Being a portion of the same property conveyed to Amanda Lynn Staggs, an unmarried woman by Warranty deed from Infinium Builders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180802-0075945 Register's Office for Davidson County, Tennessee, dated July 27, 2018 and recorded on August 02, 2018. (Value or consideration as shown in aforementioned deed $349,900.00.)

Being also known as 4016 Clifton Avenue Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4016 Clifton Avenue, Nashville, TN 37209

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 so 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.

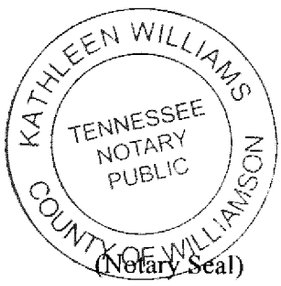
Dated this the 30th day of July, 2021.

Amanda Staggs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 30th day of July, 2021.



(Notary Seal)

Notary Public
My Commission Expires: 5-23-23

Tennessee Certification of Electronic Document

I, Margaret Philpott do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **7/30/2021** (date of document).

Affiant Signature

7/30/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30th** day of **July**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

