WARRANTY DEED

Karen Johnson Davidson County
Batch# 691230 DEEDWARR
08/05/2021 09:55:49 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20210805-0105247

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Stephanie Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2021

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Margarita Sarkisova and Kevin Presley	New Owner	133-04-0-043.00
(NAME)	(NAME)	
91 McCall Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Stomping Ground Homes, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Margarita Sarkisova, a single woman and Kevin Presley, a single man, as Tenants in Common with Rights 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. 136 on the Plan of Glencoe Acres, Section I, of record in Plat Book 1835, pages 136 through 138, inclusive, 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 Carl T. Bowling and wife, Mildred F. Bowling, by Warranty Deed from Robert E. Bowling and wife, Peggy M. Bowling, dated March 8, 1979, of record in Book 5403, page 203, Register's Office for Davidson County, Tennessee. Also being the same property vested in Carl Thomas Bowling by Final Decree of record in Instrument No. 20190828-0086618, Register's Office for Davidson County, Tennessee. Carl Thomas Bowling died on March 28, 1997, leaving as his only heirs at law Sharon G. Bowling and Karen Bowling Boyte per Affidavits as to Heirs of record in Instrument No. 20160229-0018669 and Instrument No. 20160229-0018670, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Jay W. Sattler and Katrina Sattler, Husband and Wife, by Warranty Deed from Sharon Bowling nka Sharon Bowling Tansil and Karen Dowling Boyte, dated August 27, 2019, of record in Instrument No. 20190828-0086619, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Music City Holdings LLC, by Warranty Deed from Jay W. Sattler and Katrina Sattler, husband and wife, dated January 8, 2021, of record in Instrument No. 20210115-0007280, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Stomping Ground Homes, LLC. a Tennessee limited liability company, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated January 6, 2021, of record in Instrument No. 20210120-0008288, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-VR-2191

unimproved ☐

This is improved ☑ property, known as 91 McCall Street, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 1835, pages 136-138, Register's Office for Davidson County, Tennessee.

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 my/our hands this 3rd day of August, 2021.

Stomping Ground Homes, LLC

By: Drew Presley Gaw
Its: Sole Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Drew Presley Gaw with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Sole Member of Stomping Ground Homes, LLC and that he as such Sole Member, executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Sole Member.

WITNESS my hand and official at Franklin, Tennessee, seal this 3rd day of August, 2021.

Notary Public
My Commission Expires: _____

File No.: 34689

