Record + Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-12973-DJ

Karen Johnson Davidson County
Batch# 691276 DEEDWARR
08/05/2021 10:22:30 AM 5 pgs
Fees: $28.00 Taxes: $777.00
20210805-0105318

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of July, 2021.
30

Notary Public
My Commission Expires: 5-7-2024

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Paul T. Peterson 431 Moss Trail Goodlettsville, TN 37072	First Community Mortgage, Inc. 262 Robert Rose Drive Suite 200 Murfreesboro, TN 37129	026-09-0-069

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Randall Maurice Stacey, Cynthia Elaine Stacey-Silver, Connie Lynn Stacey-Garza, and James Joseph Stacey**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Paul T. Peterson**, hereinafter called the Grantee(s), his/her/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 part of Lot No. 50 on the Plan of Goodlettsville Heights Subdivision, Section Number Two of record in Book 1424, Pages 120 and 121, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lot fronts 65 feet on the southeasterly side of Moss Trail Road, as measured around a slight curve and extends back 295.4 feet on the northeasterly line and 326.8 feet on the southwesterly line, to a line in the rear on which it has a bearing of north 35 degrees 44' east 138 feet.

Being the same property conveyed to Connie Lynn Stacey-Garza, Randall Maurice Stacey, Cynthia Elaine Stacey-Silver and James Joseph Stacey, as tenants in common, Mary B. Stacey reserving a life estate, by deed from Mary B. Stacey, of record in Instrument No. 20050603-0063087, Register's Office for Davidson County, Tennessee, dated June 2, 2005 and recorded on June 3, 2005. Also see Warranty Deed in Instrument No. 20021001-0119037. Mary B. Stacey having died on December 2, 2019, the life estate having been reserved by her therefore having now been extinguished.

This Instrument executed on behalf of Connie Lynn Stacey-Garza, ("Principal") by James Joseph Stacey, pursuant to the Power of Attorney of record in Instrument Number 202108050105317, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **431 Moss Trail, Goodlettsville, TN 37072**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 28th day of July, 2021.

GRANTOR:

Randall Maurice Stacey

Randall Maurice Stacey

Cynthia Elaine Stacey-Silver

Cynthia Elaine Stacey-Silver

STATE OF TENNESSEE
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Randall Maurice Stacey, Cynthia Elaine Stacey-Silver, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of July, 2021.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

202108050105318

Connie Lynn Stacey-Garza by James Joseph Stacey, her Attorney-In-Fact

James Joseph Stacey

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Joseph Stacey, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of July, 2021.

SPENCER J. LAMBERT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission expires: 11-6-24

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Joseph Stacey, the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Connie Lynn Stacey-Garza ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 28th day of July, 2021.

Notary Public
My Commission expires: 11-6-24

SPENCER J. LAMBERT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

EXHIBIT "A"
TO Warranty Deed
From: Randall Maurice Stacey, Cynthia Elaine Stacey-Silver, Connie Lynn Stacey-Garza, and James Joseph Stacey
To: Paul T. Peterson

STATE OF TENNESSEE
COUNTY OF Sumner

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 28th day of July, 2021.

Notary Public
My Commission Expires: 11-6-24

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Bria Sawyers, do hereby make oath that I am 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 July 30, 2021.

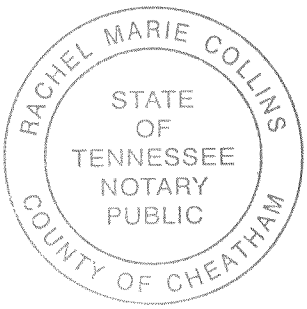
Affiant Signature

July 30, 2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of July, 2021.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3.6.2024



Notary's Seal