Karen Johnson Davidson County
Batch# 697257 DEEDWARR
08/13/2021 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $932.40
20210813-0109561

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/18/24

(AFFIX SEAL)

O-SB-FSBO-21-1017-H

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Asa Byguerra Stovall and Irenea Leyson Stovall	New Owners	
(NAME)	(NAME)	183-05-0A-088.00-CO
1017 Colo Trl		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-4865		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DIANA ELSTAD, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASA BYGUERRA STOVALL AND IRENEA LEYSON STOVALL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 42 on the Plan of Phase One, Section Three, October Woods of record in Plat Book 9700, Page (s) 229 and 230, 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 Diana Elstad by Warranty deed from Michael S. Wells, unmarried, and Sharon T. Wells, unmarried of record in Instrument No. 20070516-0058546 Register's Office for Davidson County, Tennessee, dated May 10, 2007 and recorded on May 16, 2007.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 229, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for October Woods, Section Three A Residential Planned Unit Development of record in Book 10181, Page 986, in the Register's Office for Davidson County, Tennessee.
- Charter and Articles of Incorporation of October Woods Homeowners' Association, Inc of record in Book 9840, Page 259, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 10951, Page 709, in the Register's Office for Davidson County, Tennessee.
- By-Laws of October Woods Homeowners' Association, Inc of record in Book 9840, Page 267, in the Register's Office for Davidson County, Tennessee.
- Final Decree Vesting Title of Property in Petitioner of record in Book 8443, Page 75, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 9771, Page 560, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 10010, Page 50, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 1017 Colo Trl, Antioch, Tennessee 37013-4865.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 31 DAY OF MARCH, 2021.

Diana Elstad, by her attorney inf fact, Barry Gordon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARRY GORDON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DIANA ELSTAD, and who acknowledged he/she/they executed the same as the free act and deed of the said DIANA ELSTAD.

Witness my hand and official seal, this the 31st of March, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Adam H. Jefferson, 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 3.31.21 (date of document).

Affiant Signature

Date 8.12.21

State of TN

County of Davidson

Sworn to and subscribed before me this 12 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES:

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY