



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $320,000.00

Affiant

Subscribed and sworn to before me, this 12th day of August, 2021.

Notary Public

My commission expires: 3/1/25

Karen Johnson Davidson County
Batch# 697530 DEEDWARR
08/13/2021 03:53:30 PM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20210813-0109884

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Eric Doty	Eric Doty	**18100002500**
14301 Old Hickory Blvd	14301 Old Hickory Blvd.	
Antioch, TN 37013	Antioch, TN 37013	

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 ACKNOWLEDGE, WE,

Kevin D. Stackhouse and Barbara J. Stackhouse, Trustees of the Stackhouse Trust dated May 22, 2015

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric Doty

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 more particularly described as follows:

Beginning at an iron pin located on the Westerly margin of Culbertson Road, said iron pin being the Southeast corner of the J. Eugene Adams property of record in Book 2691, Page 456, Register's Office for said County; thence, with the Westerly margin of Culbertson Road, South 5 degrees 46' West 75.00 feet to an iron pin; thence leaving said margin of said road, North 88 degrees 30' 16" West 315.20 feet to an iron pin, said iron pin being the Southwest corner of the tract of land described herein; thence, North 2 degrees 45' West 190.10 feet to an iron pin being the Northwest corner of the tract of land described herein; thence, South 86 degrees 23' East 140.15 feet to an iron pin, said iron pin being the Northwest corner of said J. Eugene Adams' property; thence, with the Westerly margin of said J. Eugene Adams' property, South 6 degrees 18' West 111.05 feet to a corner post located at the Southwest corner of said J. Eugene Adams' property; thence, with the Southerly margin of said J. Eugene Adams' property, South 88 degrees 48' East 204.11 feet to the point of beginning.

Tract Two:

Beginning at a point in the center of Rough Rock and Cane Ridge County Road, the Southeast corner of a tract of land owned by Bill Baker; running thence with Baker's line West 2.75 Chains to a stake in said line; thence South 8° West 7 chains to a stake near cross fence; thence Eastwardly 2.5 chains to a point in the center of said County Road; thence with the center of said County Road, North 2° East 6.93 chains to a point of beginning containing 2.32 acres more or less.

Including and excluding however, the tract of 1.316 acres more or less that was conveyed to William K. Brittain and wife, Mary Frances Brittain by Warranty Deed from Noah Eckle Hooven Jr., and wife, of record in Book 1417, Page 113, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kevin D. Stackhouse and Barbara J. Stackhouse, Trustees of the Stackhouse Trust dated May 22, 2015, by Quitclaim Deed from Kevin D. Stackhouse and Barbara J. Stackhouse, husband and wife, dated August 30, 2016, of record in Instrument No. 20160901-0092234, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Kevin D. Stackhouse and Barbara J. Stackhouse, husband and wife, by Warranty Deed from Ester Brock, as sole heir and sole residual beneficiary of the Estate of David R. Alexander, deceased, of record as Instrument No. 20160722-0075954, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 14301 Old Hickory Blvd, Antioch, TN 37013.

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 in 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.

Kevin D. Stackhouse Date: 8/12/21
Kevin D. Stackhouse
Trustee of the Stackhouse Trust dated May 22, 2015

Barbara J. Stackhouse Date: 8/12/21
Barbara J. Stackhouse
Trustee of the Stackhouse Trust dated May 22, 2015

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **KEVIN D. STACKHOUSE AND BARBARA J. STACKHOUSE** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are trustees of Stackhouse Trust dated May 22, 2015and that they are authorized by the Stackhouse Trust dated May 22, 2015 to execute this instrument on its behalf.

Witness my hand, at office, this 12th day of August 2021, _____.

NOTARY PUBLIC

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 9/7/21

Certificate of Authenticity

I, Alexandra McDaniel, 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 8/12/2021.

Date

Affiant Signature

8/12/2021
Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 3/1/25
Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025