Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

B-BHH-21-2211

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)
Aaron C. Andrews and Erika Ainsley Andrews	New Owner	
(NAME) 2215 Berrywood Rd	(NAME)	**072-08-0-245.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(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, **LUANNE H. STEHNO, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AARON C. ANDREWS AND ERIKA AINSLEY ANDREWS, 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. 206 on the Plan of Plan of Dalewood Section III of record in Plat Book 1835, Page 20, 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 Luanne H. Stehno, an unmarried woman by Warranty deed from Ida Lee West aka Ida Lee Scruggs West, unmarried of record in Instrument No. 20100324-0021969 Register's Office for Davidson County, Tennessee, dated March 16, 2010 and recorded on March 24, 2010. (Value of consideration shown in aforementioned deed $161,900.00.)

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 20, 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: **2211 Berrywood Rd, Nashville, Tennessee 37216**.

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.

Karen Johnson Davidson County
Batch# 715440 **DEEDWARR**
09/14/2021 11:58:20 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20210914-0123092

Witness my/our hand(s) this the 10th DAY OF SEPTEMBER, 2021.

Luanne H Stehno

Luanne H. Stehno

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 10th of September, 2021.

Lindsay M Blakely

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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