Karen Johnson Davidson County
Batch# 726262 DEEDWARR
09/29/2021 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,183.63
20210929-0130893

WARRANTY DEED

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF ~~DAVIDSON~~ Grand
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED NINETEEN THOUSAND NINE HUNDRED AND 00/100 (319,900.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd day of September, 2021.

Notary Public

MY COMMISSION EXPIRES: May 11, 2025

(AFFIX SEAL)

Maura A. Bishop
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214018392
MY COMMISSION EXPIRES MAY 11, 2025

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Kevin C. Sommers, a single man and Amanda L. Rutherford, a single woman (NAME)	**NEW OWNER** (NAME)	**044 05 0 164.00**
112 Newell Avenue, Old Hickory, TN 37138 (ADDRESS)	**112 Newell Avenue Nashville, TN 37138** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 23rd day of September, 2021, the undersigned, **STACKHOUSE PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **KEVIN C. SOMMERS, A SINGLE MAN AND AMANDA L. RUTHERFORD, A SINGLE WOMAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **112 Newell Avenue, Old Hickory, TN 37138** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Map of Rayon City of record in Plat Book 843, Page 13, 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 Stackhouse Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Kenneth H. Mallory, an unmarried man, of record in Instrument No. 20191112-0116630, in the Register's Office of Davidson County, Tennessee, dated November 06, 2019 and recorded on November 12, 2019.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 23rd day of September, 2021.

GRANTOR: STACKHOUSE PROPERTIES LLC
By: Ryan Lee Stackhouse
Its: Manager

STATE OF ~~TENNESSEE~~)Colorado
COUNTY OF ~~DAVIDSON~~) Grand

Maura A. Bishop
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214018392
MY COMMISSION EXPIRES MAY 11, 2025

Personally, appeared before me, a Notary Public of the aforesaid authority, **Ryan Stackhouse**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he is a member of Stackhouse Properties, LLC and executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this ~~23rd~~ 27th day of September, 2021.

Maura A. Bishop
Notary Public

May 11, 2025
My Commission Expires

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth Cline, 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 09/27/2021 (date of document).

Affiant Signature

09/27/2021

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 27th day of September, 2021.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/06/2024