WARRANTY DEED

Karen Johnson Davidson County
Batch# 730230 DEEDWARR
10/05/2021 12:00:32 PM 2 pgs
Fees: $13.00 Taxes: $1,233.95

20211005-0133781

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,500.00

Kim Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF September, 2021.

Kayla R Johnson
Notary Public

MY COMMISSION EXPIRES: 11-21-22
(AFFIX SEAL)

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Stanley, Jr. and Kristy Gastiger-Stanley	JPMorgan Chase Bank	
(NAME) 197 Haynes Park Drive	(NAME) 700 Kansas Lane	058-16-0-055.00
(ADDRESS) Nashville, TN 37218	(ADDRESS) Monroe, LA 71203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **ANDREW ROBERT MCCONNELL AND MEGAN ROBINSON MCCONNELL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID STANLEY, JR. AND KRISTY GASTIGER-STANLEY, HUSBAND AND WIFE,** 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 Lot No. 67 on the Plan of Haynes Park Subdivision, Section 3 of record in Plat Book 4460, Page 185, 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 Andrew Robert McConnell and Megan Robinson McConnell, husband and wife, by Warranty Deed from Sherita Orr, unmarried woman, of record in Instrument No. 20171016-0105818, Register's Office for Davidson County, Tennessee, dated October 13, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 197 Haynes Park Drive, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

Witness my hand this 28th day of September, 2021

ANDREW ROBERT MCCONNELL

MEGAN ROBINSON MCCONNELL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew Robert McConnell and Megan Robinson McConnell, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of September, 2021.

Commission expires:

Notary Public