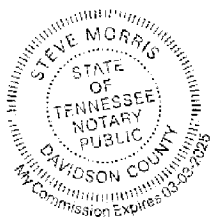
Karen Johnson Davidson County
Batch# 731107 DEEDWARR
10/06/2021 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20211006-0134485

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 1st day of October, 2021.

Notary Public

My commission expires: 3-3-25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Megan Scarlett	Legacy Home Loans, LLC	061-07-0-144.00
814 Gwynn Dr.	4004 Hillsboro Pk, Ste 216 B	
Nashville, TN 37216	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JACK ALAN STANLEY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MEGAN COLLEEN SCARLETT, AN UNMARRIED, WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 16, Broadmoor, as shown on plat of record in Plat Book 547, Page 161, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jack Alan Stanley, unmarried by Warranty deed from Melissa Winter Means, married of record in Instrument No. 20080825-0087013 Register's Office for Davidson County, Tennessee, dated August 14, 2008 and recorded on August 25, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 814 Gwynn Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of October, 2021.

Jack Alan Stanley

STATE OF Wyoming
COUNTY OF Sheridan

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

Witness my hand and seal this 29th day of September, 2021.

Notary Public

My Commission Expires: 2-19-2024

CHARLES M FLANDERS - NOTARY PUBLIC
COUNTY OF SHERIDAN
STATE OF WYOMING
My Commission Expires February 19, 2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 10/05/2021 (date ~~of document~~).

Affiant Signature

10/05/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 5th day of October, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY SEAL

MY COMMISSION EXPIRES: 5-5-2025