Karen Johnson Davidson County
Batch# 733819 DEEDWARR
10/11/2021 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20211011-0136573

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210937366** PATRICIA DARNELL STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00. Affiant Subscribed and sworn to before me, this 7th day of October, 2021. Notary Public My Commission Expires: 12-01-2025

WARRANTY DEED

Address New Owner: Lauren Devereaux Reed 438 Grayson Drive Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 115 13 0 061.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary A. Stockard, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lauren Devereaux Reed, an unmarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision of Lot 817 of the Revised Plan of a portion of West Meade Farms, Inc., Section 9, of record as Instrument No. 20000724-0072963, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Together with all rights and benefits described in an Access and Utility Easement Agreement of record as Instrument No. 20001115-0113221 and as amended by instrument of record as Instrument No. 20010308-0022096, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William J. Stockard and Mary A. Stockard, husband and wife by Warranty Deed from Ronald Lee Bicknese, unmarried, and Doyle Alton Newburry, unmarried, of record in Instrument No. 20010314-0024201, in the Register's Office of Davidson County, Tennessee, dated March 13, 2001 and recorded on March 14, 2001.

William J. Stockard having since died on March 13, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lot 817 of the Revised Plan of a Portion of West Meade Farms, Inc.- Section 9, as recorded in Plat Instrument No. 20000724-0072963.

Easement for Access and Utility, recorded in Instrument No. 20001115-0113221 and amended in Instrument No. 20010308-0022096.

This is improved property located at 438 Grayson Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of October, 2021.

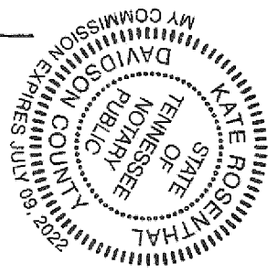
Mary A Stockard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary A Stockard, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of October, 2021.

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Patricia Nicker, 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 10-07-2021 (date of document).

Affiant Signature

10-07-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

Andrew Suzore
State of Tennessee Notary Public
Davidson County