Karen Johnson Davidson County
Batch# 748060 DEEDWARR
11/03/2021 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $2,036.85
20211103-0146838

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $550,500.00.

Affiant

Subscribed and sworn to me on 10/28/2021.

NOTARY PUBLIC
My Commission Expires: 5/18/2024

KELSIE HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Steven Probst and Dana Probst 5213 Beech Ridge Road Nashville, TN 37221	SWBC Mortgage Corp 9311 San Pedro #100 San Antonio TX 78216	155-15-0A-131.00.

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Aletha Karls, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Steven Probst and Dana Probst, husband and wife, hereinafter called **"GRANTEE,"** his/ her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 131 IN STONEMEADE, SECTION II, ON PLAN OF RECORD IN BOOK 7900, PAGE 525, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ALETHA KARLS BY WARRANTY DEED FROM DEBORAH K. CURL, AN UNMARRIED WOMAN, DATED MARCH 7, 2019 AND RECORDED MARCH 8, 2019, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is Improved property, known as 5213 Beech Ridge Road, Nashville, TN 37221

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEEW, their successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Witness our hands on 10/27/2021

Aletha Karls

Aletha Karls

STATE OF TENNESSEE
COUNTY OF DAVIDSON

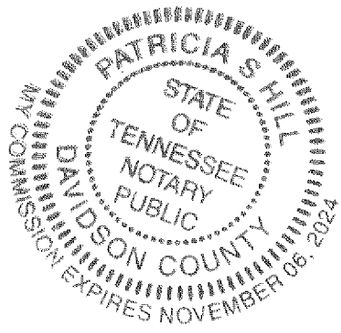
On 10/27/2021, before me personally appeared Aletha Karls, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his/ her free act and deed.

Witness my hand and official seal on 10/27/2021.

P S Hill

NOTARY PUBLIC

My Commission Expires: 11-6-24



I, Kelsie Holloway 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 10/27/2021 (date of document).

Kelsie Holloway

Affiant Signature

10/29/2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 29 day of October, 2021.

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 2/20/23

Notary's Seal (if on paper)

