Karen Johnson Davidson County
Batch# 757794 DEEDWARR
11/18/2021 12:17:58 PM 2 pgs
Fees: $13.00 Taxes: $2,571.50
20211118-0153712

Warranty Deed

ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $[illegible].00

Affiant

Subscribed and sworn to before me, this the 15th day of November, 2021.

Notary Public

My commission expires:

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:
Deanna Daddono Patrick John Dougherty	New Owner	090-16-0T-002.00-CO
417B American Road		
Nashville, TN 37209		

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, **NATHAN/DALE STOOPS REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEANNA DADDONO, UNMARRIED, AND PATRICK JOHN DOUGHERTY, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 417 American Road, A Horizontal Property Regime with Private Elements of record as Instrument No. 20210111-0004838 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Clyde C. Dean and wife, Marion M. Dean by Warranty Deed from L.T. Murphy and wife, Marie Murphy of record in Book 3459, Page 263, Register's Office for Davidson County, Tennessee, dated October 05, 1962 and recorded on October 26, 1962.

Being a portion of the same property conveyed to Nathan/Dale Stoops Real Estate, LLC, a Tennessee limited liability company by General Warranty deed from Clyde C. Dean and wife, Marion M. Dean, by and through their Attorney-in-fact Barry Dean of record in Instrument No. 20210107-0003081 Register's Office for Davidson County, Tennessee, dated December 31, 2020 and recorded on January 07, 2021.

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 417B American Road, Nashville, TN 37209, 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 15th day of November, 2021.

Nathan/Dale Stoops Real Estate, LLC, a Tennessee Limited Liability Company

By: _____
Nathan Stoops, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nathan Stoops, Authorized Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Nathan/Dale Stoops Real Estate, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 9 day of November, 2021.

_____
Notary Public

My Commission Expires: 3/3/25

