(1)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211138361

Karen Johnson Davidson County
Batch# 759005 DEEDWARR
11/22/2021 11:02:37 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20211122-0154666

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of November, 2021.

Notary Public
My Commission Expires: 11/6/2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew D. Stahl 2406 Sterling Road Nashville TN 37215	New Owner	Tax Parcel ID No. 117 02 0 096.00

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, **William A Drewry and Elizabeth L Drewry, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Andrew D. Stahl, unmarried**, ("Grantees"), his 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(s) 5, Block 7, on the Plan of A Development of Stokes Tract of record as Plat Book 974, Page 24, as amended in Book 8550, Page 305, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 5 of Block 7 fronts 100 feet on the Southerly margin of Sterling Road and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to William A. Drewry and Elizabeth L. Drewry, husband and wife, by Warranty Deed from Jan Burnham, Trustee of The Betty D. Begley Revocable Trust, dated September 13, 2010, of record in Instrument No. 20101223-0102288, in the Register's Office of Davidson County, Tennessee, dated December 23, 2010 and recorded on December 23, 2010.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A Development of Stokes Tract, as recorded in Plat Book 974, Page(s) 24; as amended in Book 8550, Page 305.

This is improved property located at 2406 Sterling Road Nashville, TN 37215.

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 19th day of November, 2021.

William A Drewry

Elizabeth L Drewry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William A Drewry and Elizabeth L Drewry, 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 19th day of November, 2021.

Notary Public
My Commission Expires: _____

