WARRANTY DEED

Karen Johnson Davidson County
Batch# 767399 DEEDWARR
12/03/2021 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,139.60
20211203-0160686

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2021.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The Joint Revocable Living Trust of Jeffrey B. Buckley and Terri L. Buckley dated 08/27/2013	New Owner	0740 8 0 121.00 000
(NAME)	(NAME)	
7020 Bonnafair Drive	2515 River Winds Ct.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	St. Louis, Mo 63129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 **Thomas Paul Stover and Debra F. Stover, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jeffrey Bryan Buckley, Trustee of The Joint Revocable Living Trust of Jeffrey B. Buckley and Terri L. Buckley dated 08/27/2013,** hereinafter called the GRANTEE(S), his/her/their 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 No. 706 on the plan of Hermitage Hills, Section 7, as of record in Book 3300, Pages 62 and 63, Register's Office for said County.

Said Lot No. 706 fronts 79.9 feet on the easterly margin of Bonnafair Drive and runs back between lines 152.85 feet on the northerly line and 201.8 feet on the southerly line to a dead line in the rear on which it measures 95.7 feet.

Being the same property conveyed to Thomas Paul Stover and wife, Kay B. Stover by Warranty Deed from John David Donaldson and wife, Nancy Donaldson, dated 06/14/1976 and recorded 06/16/1976, of record in Book 5035, Page 851, Register's Office for Davidson County, Tennessee.

The said Kay B. Stover having since died on 12/17/2006.
The said Thomas Paul Stover having since married Debra F. Stover.

Subject To (1) All matters shown on the plat of record in Plat Book 3300, Page 62 and 63, (2) Covenants, conditions, easements and restrictions recorded in Book 3399, Page 446 and Amendment Declaration of record in Book 3404, Page 165, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 7020 Bonnafair Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 30th day of November, 2021.

Thomas Paul Stover

Thomas Paul Stover

Debra F. Stover

Debra F. Stover

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas Paul Stover and Debra F. Stover,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of November, 2021.

Tracey Humphour

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 1485864
Warranty Deed TN

True Copy Certification

I, **Diane March,** 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 this the 30th day of November, 2021.

Affiant Signature
Date 11/30/2021

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30th day of November, 2021.

Notary's Signature
MY COMMISSION EXPIRES:

