WARRANTY DEED

File #2021120155

Karen Johnson Davidson County
Batch# 775795 DEEDWARR
12/17/2021 09:56:07 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20211217-0167008

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 01/18/22

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2021.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Landy, LLC	NEW OWNER	149-15-0A-091.00-CO
(NAME)	(NAME)	
6317 Drexel Avenue	6317 Drexel Avenue	
(ADDRESS)	(ADDRESS)	
Los Angeles, CA 90048	Los Angeles, CA 90048	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Justin Stace and Kristy Stace, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Landy, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 121 on the Plan of Cambridge Forest, Section 3 of record in Plat Book 11700, Page 44, 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 the same property conveyed to Justin Stace and Kristy Stace, a married couple by Warranty deed from Michael S. Bligh, Trustee of the Melgar Revocable Living Trust of record in Instrument No. 20110614-0045532 Register's Office for Davidson County, Tennessee, dated June 10, 2011 and recorded on June 14, 2011..

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 11700, Page 44, Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10332, Page 1; First Amendment in Book 10774, page 723; Instrument No. 20020221-0022797; Instrument No.20061025-0132073; Instrument No. 20061208-0152145; Instrument No. 20100224-0014180; Instrument No. 20110919-0072463 and Instrument No. 20130225-0018348, Register's Office for Davidson County, Tennessee; By-Laws of Cambridge Forest Homeowners Association of record in Instrument Number 20020221-0022798, in the Register's Office for Davidson County, Tennessee.; Charter of Cambridge Forest Homeowners Association of record in Book 10343, Page 769, in the Register's Office for Davidson County, Tennessee.; Quitclaim Deed for Cambridge Forest Homeowners Association of record in Instrument Number 20030624-0086953, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **2604 Welshcrest Drive, Antioch, TN 37013**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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 this 16th day of December, 2021.

Justin Stace

Kristy Stace

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Justin Stace and Kristy Stace , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of December, 2021.

Commission expires:

8/22/22

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128