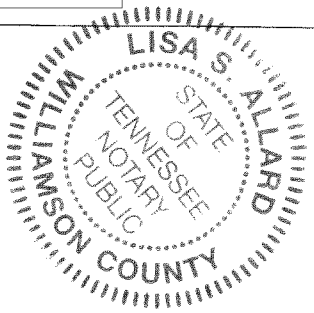
Karen Johnson Davidson County
Batch# 779601 DEEDWARR
12/23/2021 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20211223-0170104

# Warranty Deed




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $695,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of December, 2021.

Notary Public

My commission expires: 9/29/2024

**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: |
|---|---|---|
| Jason G. Siders<br>Caitlin C. Siders | Compass Mortgage | 090-16-0T-001.00-CO |
| 417 A American Road | 27755 Diehl Rd | Suite 100 |
| Nashville, TN 37209 | Warrenville, IL | 60555 |

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 **JASON G. SIDERS AND CAITLIN C. SIDERS, HUSBAND AND WIFE**, 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 A, 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 417 A 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 21st day of December, 2021.

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

By: _____
**Nathan Stoops, Authorized Member**

STATE OF Florida
COUNTY OF Flagler

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 16th day of December, 2021.

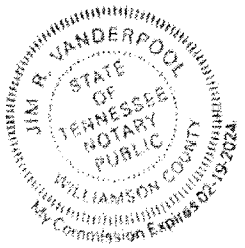
_____
Notary Public

My Commission Expires: July 8, 2022

PATRICIA MCBEAN
Notary Public - State of Florida
Commission # GG 216595
My Comm. Expires Jul 8, 2022

I Lisa Allard, 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 December 20, 2021.

Lisa Allard, Affiant December 20, 2021




**State of Tennessee** **County of Williamson**
Sworn to and subscribed before me this December 20, 2021.

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-19-2024