21-4230

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson**
Karen Johnson Davidson County Batch# 790485 **DEEDWARR** 01/14/2022 11:10:52 AM 2 pgs Fees: $13.00 Taxes: $814.00 20220114-0005918	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **220,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **01/07/2022** Notary Public MY COMMISSION EXPIRES: 2/22/22 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE, LLC

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-4230

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Dale Stoops Real Estate LLC, a Limited Liability Company	Same as new owner	**026-12-0-017**
(NAME) **2405 Mansker Drive**	(NAME) —	
(ADDRESS) **Nashville, TN, 37115**	(ADDRESS) —	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Deborah Faye Johnson,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nathan Dale Stoops Real Estate LLC, a Limited Liability Company,** 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:

Being Lot No. 23 on the Plan of Mansker Meadow, Section No. II, of record in Book 2663, pages 15 and 16, Register's Office for said County. Said Lot fronts 125 feet on the northerly side of Mansker Drive and runs back between lines, 250 feet on the westerly line and 312.5 feet on the easterly line, to a dead line in the rear on which it measures 187.4 feet.

Being the same property conveyed to Deborah Faye Johnson by Deed dated October 2, 2012

from Michael Wayne Ackerman, Deborah Faye Johnson, Richard Eugene Ackerman, III and Johnathan Michael Ackerman, recorded October 17, 2012, in Instrument Number 20121017-0095209, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2405 Mansker Drive, Nashville, TN 37115**
(House Number) (Street) (City, State) (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 heirs and 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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **7th** day of **January, 2022.**

Deborah Faye Johnson

Deborah Faye Johnson

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Deborah Faye Johnson**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **7th** day of **January, 2022.**

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY