39B

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $480,000.00.

Affiant

Karen Johnson Davidson County
Batch# 791243 **DEEDWARR**
01/14/2022 02:18:17 PM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20220114-0006173

Subscribed and sworn to before me this 11th day of January, 2022.

Notary Public
My Commission Expires: 7/9/22

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

2021-95

Address of New Owner:	Send Tax Bills to:	Tax Information:
Meghan Nicole Stiffler & Nathan Gerard Stiffler	CapStar	
6216 Willow Oak Drive	2002 Richard Jones Rd #300	155-08-0B-050.00-CO
Nashville, TN, 37221	Nashville, TN 37215	

WARRANTY DEED

For and in 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, we

Gavin E. Smith and Nicole Smith, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Meghan Nicole Stiffler and Nathan Gerard Stiffler, wife and husband,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of South Colony at Riverbend, Phase 1 of record in Plat Book 6900, Page 271, 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 Gavin E. Smith and Nicole Smith, husband and wife by Warranty deed from Jeff Booth and wife, Jackie Booth of record in Instrument No. 20160211-0013253 Register's Office for Davidson County, Tennessee, dated February 08, 2016 and recorded on February 11, 2016.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **6216 Willow Oak Drive, Nashville, TN 37221.**

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 11th day of January, 2022.

Gavin E. Smith

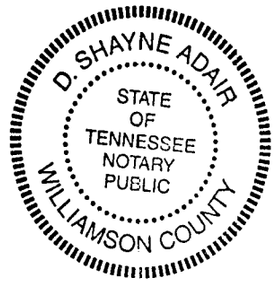
Nicole Smith

Nicole Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gavin E. Smith and Nicole Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of January, 2022.



Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022