Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0674

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~327,000.00~~

Affiant

Karen Johnson Davidson County
Batch# 794335 **DEEDWARR**
01/24/2022 10:41:01 AM 2 pgs
Fees: $13.00 Taxes: $1,209.90

20220124-0008558

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of January, 2022

Notary Public

Commission Expires: 7/1/23

SANDY MCCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sandra Shockley Stegall 1126 General George Patton Road Nashville, TN 37221	Legacy home Loans 1086 Stearman Dr. Suite 6 Nashville, TN 37188	149-09-0D-031.00 CO

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, I/WE, **Charles LaFont and Jacquelyn L. Denbo, devisees under the Last Will and Testament of William McPherson Lafont**
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Sandra Shockley Stegall and Benjamin Stegall, wife and husband
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 Unit No. 1126 together with carport designated 1126-C, on the plan of Section Six, Phase One, River Plantation, of record in Book 5200, Pages 359 and 260, and described in the Master Deed and By-Laws of record in Book 5794, Page 526, as amended in Instrument No. 20050504-0050172, Instrument No. 20060512-0056329 and Instrument No. 20080423-0041324, as corrected in Instrument No. 20080429-0043657, and further amended in Instrument No. 20100415-0028541 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to William McPherson LaFont, unmarried, by Warranty Deed from Joseph E. McDaniels and Margaret H. McDaniels, husband and wife, dated 9/27/2012 and recorded 10/2/2012 in Instrument No. 20121002-0090019, Register's Office for Davidson County, Tennessee.

The said William McPherson LaFont a/k/a William LaFont having since died testate on 12/19/2020. His estate was probated in Davidson County under Docket No. 21P-93. His will devised his entire estate in equal shares to his two siblings, Charles LaFont and Jacquelyn L. Denbo.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1126 General George Patton Road, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of January, 2022.

Charles LaFont

Jacquelyn L. Denbo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles LaFont and Jacquelyn L. Denbo** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 21st day of January, 2022.

Notary Public
My Commission Expires: 8-20-24

KIM GRAVES
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20 2024

(Notary Seal)