Karen Johnson Davidson County
Batch# 820272 DEEDWARR
03/11/2022 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $13,967.50
20220311-0028608

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,775,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MARCH, 2022.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

G-VRES-22-890

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kristopher Stipech and Alana M. Stipech (NAME)	FIRST BANK (NAME)	
890 Van Leer Drive (ADDRESS)	1817 WEST END AVE (ADDRESS)	**132-14-0-013.00**
Nashville, TN 37220 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37203 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GARLAND DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KRISTOPHER STIPECH AND ALANA M. STIPECH, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 103 on the Plan of Oak Hill Valley Subdivision of record in Plat Book 1835, Pages 15 and 16, 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 Garland Development LLC, a Tennessee limited liability company by Warranty deed from Daniel G. Crockett, unmarried of record in Instrument No. 20200401-0034763 Register's Office for Davidson County, Tennessee, dated March 27, 2020 and recorded on April 01, 2020.
Being the same property conveyed to Daniel G. Crockett by Executor's Quitclaim deed from James Prather Crockett and Daniel Green Crockett, the duly appointed Executors of the Estate of Lola M. Crockett a/k/a Lola Mae Crockett, deceased of record in Instrument No. 20131223-0128979 Register's Office for Davidson County, Tennessee, dated December 07, 2013 and recorded on December 23, 2013.
Being the same property conveyed to Daniel G. Crockett by Quitclaim deed from William T. Crockett, III, David Lee Crockett, James P. Crockett and Stephen R. Crockett of record in Instrument No. 20131223-0128978 Register's Office for Davidson County, Tennessee, dated December 17, 2013 and recorded on December 23, 2013.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page (s) 15 and 16, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1788, Page 186, Book 1809, Page 539, and Book 1945, Page 498, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **890 Van Leer Drive, Nashville, Tennessee 37220**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this the 2nd DAY OF MARCH, 2022.

Garland Development LLC

BY: _____

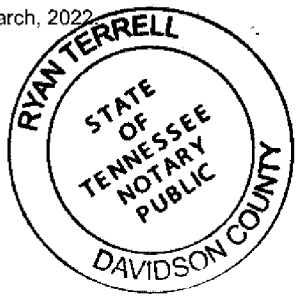
Joshua Garland
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA GARLAND, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of GARLAND DEVELOPMENT LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd of March, 2022.

_____
Notary Public
My Commission Expires: 5.2.22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 03/04/2022 ____ (date of document).

Affiant Signature

03/04/2022

Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 4 day of March, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025