THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 826016 DEEDWARR
03/22/2022 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20220322-0032730

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Christian D. Stoutland and Madeleine G. Dilfer 547 Elaine Drive Nashville, TN 37211	Compass Mortgage, Inc. 27755 Diehl Road, Suite 100 Warrenville, IL 60555	133-13-0-046.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Jonathan Smith**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Christian D. Stoutland and Madeleine G. Dilfer, husband and wife,** hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 123** on the Plan for Abbay Hall, Section 1, as of record in Book 2331, page 18, Register's Office for said County.

Said Lot No. 123 fronts 78.0 feet on the south side of Elaine Drive and runs back between lines measuring 183.6 feet on the west line and 184.4 feet on the east line to a dead line in the rear, measuring 78.0 feet thereon.

Being the same property conveyed to James T. Phelps and wife, Bettie L. Phelps, by Assumption Deed from Robert C. Wood, Robert E. Fort, A.T. Cassell, Davide C. Thompson, Ernest F. Sharpe, Trustees of the Nolensville Road Baptist Church, of record on August 12, 1964, at Book 3800 Page 266, Davidson County Register of Deeds. James T. Phelps is now deceased, leaving Bettie L. Phelps as surviving tenant by the entirety. Bettie L. Phelps, AKA Bettie Lee Phelps is under a Conservatorship. Lisa P. Burdette, Conservator, is empowered to sell this property by Order Approving Sale of Real Property in the matter of "IN RE: BETTIE LEE PHELPS", Probate Court for Rutherford County, Tennessee, Docket No. 75 PR1-2021-CV-70, said order being entered on August 3, 2012; being further conveyed to Jonathan Smith by Warranty Deed from Bettie L. Phelps of record in Instrument Number 20210811-0108573 dated August 10, 2021 and recorded on August 11,2021, Register's Office for said County.

This is property commonly known as 547 Elaine Drive, Nashville, TN 37211
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand, this 10 **day of March, 2022**:

Jonathan Smith

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jonathan Smith,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10 day of March, 2022:

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
NOTARY PUBLIC
AARON FORTNER
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$575,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 10th DAY OF March, 2022.

Notary Public

My Commission Expires: 10/2/2023

LILLIAN TURMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/2/2023
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 3/10/2022.

D. Shayne Adair

3/14/2022
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 14 **day of** March, **2022.**

Notary Public
My Commission Expires: 03/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY