WARRANTY DEED

File #2022030252

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2022.

Notary Public

MY COMMISSION EXPIRES: 01-06-2025

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 829374 DEEDWARR
03/28/2022 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220328-0035212

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hannah Michelle Stirnaman	SAME OWNER	084-12-0-076.00
(NAME)	(NAME)	
2430 Maplecrest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Debbie Campbell and Paul Chrisman, as Tenants in common,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hannah Michelle Stirnaman, unmarried man** 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 Lot No. 148 on the Plan of Maplecrest of record in Plat Book 1835, Page 27, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 148 is described as follows:

Beginning at a point in the Westerly margin of McGavock Pike, said point being the common corner of Lots Nos. 148 and 149; thence with the line between said lots Westwardly 158.8 feet to a point in the East line of Lot No. 147; thence with the lines between Lots Nos 148 and 147 Southerly 130 feet to a point in the Northerly margin of Maplecrest Drive; thence with the margin of said drive Eastwardly 135.54 feet to a concrete monument and the beginning of a curve; thence around said curve in a Northeasterly direction 30.87 feet to another concrete monument in the Westerly margin of McGavock Pike; thence with the margin of said pike Northerly 110.54 feet to the point of beginning.

Being the same property conveyed to James A. Bray and wife, Sherry P. Bray by Warranty deed from Ted A. Kniazewycz and wife, Susannah J. Kniazewycz of record in Book 9333, page 172, Register's Office for Davidson County, Tennessee, dated May 2, 1994 and recorded on May 04, 1994.

Being the same property conveyed to Debbie Campbell and Paul Chrisman, as tenants in common by Warranty deed from James A. Bray and wife, Sherry P. Bray of record in Instrument No. 20210907-0119456 Register's Office for Davidson County, Tennessee, dated September 03, 2021 and recorded on September 07, 2021.

This conveyance is subject to: Taxes for the year 2022, a lien not yet due and payable.; Subject to all matters shown on the Plan of record in Plat Book 1835, Page (s) 27 and 28, Register's Office for Davidson County, Tennessee.; Restrictions of record in Book 1874, Page 452 and Book 2106, Page 178, in the Register's Office for Davidson County, Tennessee; No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

unimproved ☐
This is improved ☒ property, known as **2430 Maplecrest Drive, Nashville,TN,37214**

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 15th day of March, 2022.

Debbie Campbell

Paul Chrisman

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Debbie Campbell and Paul Chrisman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 15th day of March, 2022.

Commission expires:

8/22/22

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128

Certificate of Authenticity

I, Jill Neely, 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 03/15/2022.

Date

Jill M Neely

Affiant Signature

03/18/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of March, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)