Karen Johnson Davidson County
Batch# 829529 DEEDWARR
03/28/2022 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20220328-0035486

WARRANTY DEED

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2022.

Claire H. Jenkins
Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Howard Kenneth Stalls III	new owner	141120B01100CO
(NAME)	(NAME)	
1104 Blythe Court E		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(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 considerations, the receipt of which is hereby acknowledged, I/we **Don Biegel and Nancy Biegel, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Howard Kenneth Stalls III, an unmarried man, Erin McSpirit, an unmarried woman and Howard Kenneth Stalls, a married man**, hereinafter called the GRANTEE(S), his/her/their 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. 11 on the plan of Southhampton, Phase I, as of record in Book 5200, Page 464, Register of deeds of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Don Biegel and wife, Nancy Biegel by Warranty Deed from J. Mitchell Grissim, Jr., married, dated 05/24/2005 and recorded 06/06/2005, of record in Instrument 200506060064284, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book 5200, Page 464; (2) Covenants, conditions, easements and restrictions recorded in Book 5971, Page 839, Book 6120, Page 430, and Book 6120, Page 450; (3) Right of Way Easement recorded in Book 6009, Page 51; (4) Grant of Subdivision Sign Easement recorded in Book 10504, Page 462; (5) Charter of Southampton Homeowners Association Inc., of record in Book 6323, Page 132; (6) Quitclaim Deed Conveyed to Southampton Homeowners Association Inc of record in Book 7385, Page 769, Register's Office for Davidson County, Tennessee.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1104 Blythe Court E, Nashville, TN 37221

(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 GRANTEE(S), their 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 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.

Effective the 18th day of March, 2022.

Don Biegel

Nancy Biegel

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 Don Biegel, Nancy Biegel, and Howard Kenneth Stalls, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of March, 2022.

Notary Public:
My Commission Expires: 10/11/2025

ALEXIS M. CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 3/18/22

GEORGE E. MUDTER, JR.
Dated 3/18/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 3/18/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

