Karen Johnson Davidson County
Batch# 849779 DEEDWARR
05/03/2022 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220503-0050944

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00 Affiant Subscribed and sworn to before me, this 24 day of March, 2022. Notary Public My Commission Expires:

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner: Darby Smith and Nick Brunner 811 N 6th Street Nashville, TN 37207	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 082-08-0-012.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMIE LYNN STADE AND JASON M. FRASHER, UNMARRIED,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DARBY E. SMITH AND NICOLAS J. BRUNNER, UNMARRIED,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Miller's Addition to Edgefield, now East Nashville, of record in Plat Book 57, Page 133, 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. 66 fronts fifty (50) feet on the East side of Orchard or North Sixth (6th) Street and runs back between parallel lines 150 feet to an alley, being same property conveyed to Edward Duvall by J. L. Burkett, et ux in Book 628, Page 234, Register Office for Davidson County.

Being the same property conveyed to Jamie Lynn Stade and Jason M. Frasher, wife and husband by Warranty deed from Rheba A. Holder, unmarried of record in Instrument No. 20160310-0022955 Register's Office for Davidson County, Tennessee, dated March 07, 2016 and recorded on March 10, 2016. (Value of consideration shown in aforementioned deed $205,500.00.)

This is improved property commonly known as: **811 N 6th Street, Nashville, TN 37207**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of March, 2022.

JASON M. FRASHER

Jamie Lynn Stade by Jason Frasher as her Attorney-in-fact

JAMIE LYNN STADE BY JASON M. FRASHER, AS ATTORNEY IN FACT

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, , the within named bargainors, **JASON M. FRASHER** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23rd day of March 2022.

BRADLEY T. BALD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

Notary Public
My Commission Expires: _____

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **JASON M. FRASHER** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **JAMIE LYNN STADE**, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23rd day of March 2022.

BRADLEY T. BALD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 3/23/2022 (date of document).

Affiant Signature

3/23/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

