Karen Johnson Davidson County
Batch# 856278 DEEDWARR
05/17/2022 08:11:34 AM 2 pgs
Fees: $13.00 Taxes: $1,683.50
20220517-0056292

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF May, 2022.

Notary Public

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

DAWN MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File #22-DM-2703-RB

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Carmen Stinson	new owner	
(NAME)	(NAME)	**060 16 0 031.00**
2703 Brunswick Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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 consideration, the receipt of which is hereby acknowledged, **ASHLI KAMPA MEYER, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARMEN STINSON, AN UNMARRIED WOMAN,** 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 the Southerly part of Lot No. 19 on the Plan of Capitol View Subdivision of record in Plat Book 974, Page(s) 52 and 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

The aforementioned part of Lot No.19 fronts 69 feet on the Northerly side of Brunswick Drive and extends back 116.6 feet on the Easterly line and 120 feet on the Westerly line, along the Easterly margin of Brunswick Drive, to a dead line in the rear on which it measures 105 feet, more or less.

Being the same property conveyed to Ashli Kampa Meyer, an unmarried woman, by Warranty Deed from Phillip K. Slampak, married, of record in Instrument No. 20180619-0058957, in the Register's Office of Davidson County, Tennessee, dated June 18, 2018 and recorded on June 19, 2018.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Capitol View Subdivision, as recorded in Plat Book 974, Page(s) 52 and 53.
*Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1108, Page 491.
*Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20071004-0118291.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2703 Brunswick Drive, Nashville, TN 37207.**

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 10th day of May, 2022.

Ashli Kampa Meyer by Daniel Meyer her Attorney in Fact

Ashli Kampa Meyer by Daniel Meyer,
Her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of May, 2022, before me personally appeared Daniel Meyer, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein, and who further acknowledged that he is the attorney-in-fact for Ashli Kampa Meyer, the maker of a Specific Power of Attorney dated May 3, 2022, and placed of record in Instrument No 20220517-0056291 in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 10th day of May, 2022.

Megan Paulus

Notary Signature
My commission expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204