Karen Johnson Davidson County
Batch# 856319 DEEDWARR
05/17/2022 08:35:28 AM 2 pgs
Fees: $13.00 Taxes: $1,444.48

20220517-0056351

Name and Address of New Owner:
Nicholas Stieber and Courtney Stieber
4304 Central Valley Drive
Nashville, TN 37076

Send Tax Bills To:
Nicholas Stieber and Courtney Stieber
340 Newton Tpke
Wilton, CT 06897

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 086-16-0-046-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Wesley James Mitchell, unmarried person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **COURTNEY STIEBER AND NICHOLAS STIEBER, WIFE AND HUSBAND,** "the Grantees ," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 9 ON THE PLAN OF CENTRAL VALLEY OF RECORD IN PLAT BOOK 5800, PAGE 71, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Being the same property conveyed to Wesley James Mitchell, unmarried person by Warranty Deed from Patrick M Moody, married of record as Instrument No. 20201008-0116845 in the Register's Office for Davidson County, Tennessee, dated October 2, 2020 and recorded on October 8, 2020.

For Information Only: Being Parcel 086-16-0-046-00
Being also known as 4304 Central Valley Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BS-KM-22-4304

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of May, 2022.

(SEAL)
Wesley James Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of May, 2022, before me personally appeared Wesley James Mitchell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires:

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $390,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 10th day of May, 2022.

Notary Public
My commission expires: 07/09/24
File No. 2022-4601-BT

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024