Karen Johnson Davidson County
Batch# 858458 DEEDWARR
05/19/2022 09:19:25 AM 2 pgs
Fees: $13.00 Taxes: $1,931.40
20220519-0057901

Prepared By & Return To:
Tennessee Title Services LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-1868

Return to:
STANLEY & RAINEY, P.C.
7515 CORPORATE CENTRE DR.
GERMANTOWN, TN 38138
20220255 | 10370689

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $522,000.00

Linda Davis, Agent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of May, 2022

Dawn Johnson
Notary Public

Commission Expires: _____

DAWN JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMM. EXP. JUNE 2, 2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brian Neihoff and Lee Ellen Stanley 519 Continental Drive Nashville, TN 37209	SWBC Mortgage Corp 9311 San Pedro #100 San Antonio, TX 78216	102-03-0-065.00

WARRANTY DEED

FOR AND IN 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,

Kimberly G. Trinkler, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian Neihoff and Lee Ellen Stanley, husband & wife,

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. 1289 on the Plan of Charlotte Park, Section 17 of record in Plat Book 3600, Page 21 and 22, 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 Kimberly G. Trinkler, unmarried by Warranty deed from Rita Bullinger, unmarried of record in Instrument No. 20150605-0053020 Register's Office for Davidson County, Tennessee, dated May 29, 2015 and recorded on June 05, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 519 Continental Drive, Nashville, TN 37209

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 so 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.

Dated this the 16th day of May, 2022.

Kimberly G. Trinkler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of May, 2022, before me personally appeared Kimberly G. Trinkler, 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 16th day of May, 2022.

Notary Signature
My commission expires: 5/23/23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON