Name and Address of New Owner:
Adam Garland Stager
139 Two Mile Pike
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 871404 DEEDWARR
06/14/2022 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20220614-0067670

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 02601006800

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, **Jared Michael Beach, a single man, and Elizabeth Bailey Monk, a single woman, with right of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Adam Garland Stager, single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 9 of Block" G" on the Plan of First Addition to Roscoe Place of record in Plat Book 843, Page 72 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 Jared Michael Beach, a single man, and Elizabeth Bailey Monk, a single woman, with right of survivorship by Warranty Deed from Jennifer N. Graham f/k/a Jennifer N. Torrence and Joshua D. Graham, a married couple dated July 24th 2020 and recorded August 10th 2020 of record in Instrument No. 20200820-0088469, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 139 Two Mile Pike, Goodlettsville, TN 37072

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of June, 2022.

Jared Michael Beach (SEAL)
Jared Michael Beach

Elizabeth Bailey Monk (SEAL)
Elizabeth Bailey Monk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of June, 2022, before me personally appeared Jared Michael Beach and Elizabeth Bailey Monk, 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 7th day of June, 2022.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 01-06-2025

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

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 **$325,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 7th day of June, 2022.

Jill Neely STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

Notary Signature
My commission expires:
01-06-2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **June 7, 2022**.

Affiant Signature

June 7, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

7th day of **June**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

