Karen Johnson Davidson County
Batch# 874791 DEEDWARR
06/21/2022 11:16:26 AM 2 pgs
Fees: $13.00 Taxes: $6,660.00
20220621-0070283

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Bankers Title & Escrow Corporation, ,

File No.: P22-4804-WE

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Carolyn S. Wenzel fka Carolyn W. Schott, as Trustee of the FABC House Trust | NEW OWNER | 09116012700 |
| (NAME) | (NAME) | |
| C/O Carolyn S. Wenzel, Sherrard Roe Voigt & Harbison, PLC, 150 3rd Avenue South, Suite 1100 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37201 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF One Million Eight Hundred Thousand And No/100 Dollars ($1,800,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, TIMOTHY STAFFORD AND WIFE, ANDREA STAFFORD, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CAROLYN S. WENZEL FKA KNOWN AS CAROLYN W. SCHOTT, AS TRUSTEE OF THE FABC HOUSE TRUST UNDER AGREEMENT DATED SEPTEMBER 9, 2020, HEREINAFTER CALLED THE GRANTEE, HER SUCCESSORS 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. 405 and the Easterly 10 feet of Lot No. 407 of Block 20, in Charlotte Park Company's First Addition, a plat of which is of record in Book 57, Page 103, Register's Office for said County.

Said Lot No. 405 and part of Lot 407 front together 60 feet o the North side of Dakota Avenue (formerly Fourth Avenue) and extend back Northwardly between parallel lines, 150 feet to an alley.

Being the same property conveyed to Timothy Stafford and wife, Andrea Stafford by Warranty deed from JAHCO, LLC, a Tennessee limited liability company of record in Instrument No. 20150701-0063715 Register's Office for Davidson County, Tennessee, dated June 26, 2015 and recorded on July 01, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4506 Dakota Avenue, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors and assigns forever; and we do 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 successors 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 our hands this 17th day of June, 2022.

Timothy Stafford

Andrea Stafford

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 Timothy Stafford and Andrea Stafford, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand this 17th day of June, 2022.

Notary Public

My Commission Expires: Jan 8, 2024

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON