Karen Johnson Davidson County
Batch# 881574 DEEDWARR
06/30/2022 09:07:30 AM 4 pgs
Fees: $23.00 Taxes: $1,887.00
20220630-0075740

Name and Address of New Owner:
Brenda J. Stanton and Brandy L. Word Stanton
6373 North New Hope Road
Nashville, TN 37076

Send Tax Bills To:
CROSS COUNTRY MORTGAGE, LLC
6850 MILLER ROAD
BRECKSVILLE, OH 44141
This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 087-00-0-039.00

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, **Paula Van Kluyve f/k/a Paula Fazilat and Richard Van Kluyve, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brenda J. Stanton and Brandy L. Word Stanton, spouses married to each other**, "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Property located in the old 4th, now the 2nd Civil District of Nashville Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an old concrete monument located on the Northerly margin of North New Hope Road; said monument being a corner of New Hope Meadows, Phase II, of record in Book 6900, Page 724, said Registers Office, said monument also being located in the rear boundary line of Lot No. 91; thence with said margin of North New Hope Road and in a Northwesterly direction of a curve to the left having a radius of 140.77 feet, an arc length of 104.16 feet, chord of North 43 degrees 49 minutes 15 seconds West, 101.80 feet to a new iron rod; thence North 64 degrees 01 minutes 03 seconds, West 6.11 feet to a new iron rod; thence in a Northwesterly direction with a curve to the right having a radius of 25 feet, and arc length of 44.40 feet, chord of North 13 degrees 07 minutes 46 seconds 38.79 feet to an iron rod situated in the Easterly margin of Old Lebanon Dirt Road; thence, with the said margin of Old Lebanon Dirt Road North 37 degrees 45 minutes 32 seconds East, 245.66 feet to an old concrete monument; said monument being the Westerly boundary of the aforementioned New Hope Meadows Phase II; said monument being the rear of Lot No. 86; thence leaving the said margin of Old Lebanon Dirt Road and with the said boundary line of New Hope Meadows Phase II, South 12 degrees 12 minutes 30 seconds West, 316.49 feet to the point of beginning and containing 0.47 acres (17,322 square feet), more or less, per tax assessors office and according to a survey by C. Michael Moran, R.S. #970, 245 Noah Drive, Franklin, TN 37064.

Being the same property conveyed to Paula Fazilat and Richard Van Kluyve, a married couple, by Warranty Deed from Stillwater Construction and Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20200518-0051150, Register's Office for Davidson County, Tennessee, dated May 08, 2020 and recorded on May 18, 2020. (Value of consideration shown in aforementioned deed $310,000.00.)

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS

OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of June, 2022.

(SEAL)
Richard Lee Van Kluyve

(SEAL)
Paula Lynn Van Kluyve

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Richard Lee Van Kluyve and Paula Lynn Van Kluyve, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of June, 2022.

Notary Public
My commission expires: 7-5-2025

SARAH LILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

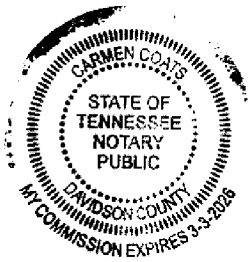
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $510,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ezra Whitfield
(Affiant)

Sworn to and subscribed before me this
24th day of June, 2022.

Carmen Coats
Notary Public
My commission expires:_____



File No. ST-22-475

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 06/29/2022 ____ (date of document).

Affiant Signature

06/29/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 29 day of June, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025