Karen Johnson Davidson County
Batch# 888149 **DEEDWARR**
07/13/2022 10:51:23 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20220713-0080509

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 16, 2022

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $550,000.00

Affiant

Subscribed and sworn to before me, this the 11th day of July, 2022.

Notary Public

My Commission Expires: 9/18/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
John Stafford, IV and HIlda Laurita Mathews Vargas Stafford	Movement Mortgage, LLC	137-04-0B-046.00
2273 Arbor Pointe Way	8024 Calvin Hall Rd	
Hermitage, TN 37076	Indian Land, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

LISA C. MUIR N/K/A LISA C. DERR, UNMARRIED

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHN STAFFORD IV AND HILDA LAURITA MATHEWS VARGAS STAFFORD,HUSBAND AND 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. 46 as shown on the Final Plat of Arbor Crest Subdivision, of record in Instrument Number 20071129-0138522, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete legal description.

BEING the same property conveyed to Lisa C. Muir, unmarried, by Warranty Deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company, dated 10/7/2016 and recorded 10/20/2016 in Instrument Number 20161020-0111030, Register's Office for Davidson County, Tennessee.

The said Lisa C. Muir was subsequently married to George Derr, who has since died on November 22, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 2273 Arbor Pointe Way, Hermitage, TN 37076.

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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.

Witness my/our hand(s) this 11th day of July, 2022.

Lisa C. Derr

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa C. Derr with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 11th of July, 2022.

Notary Public

My Commission Expires: 9.21.2024

(SEAL)

