WARRANTY DEED

Karen Johnson Davidson County
Batch# 890987 DEEDWARR
07/19/2022 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $619.75
20220719-0082858

File No. DD-22-2704

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JORDYN SCHUMM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-22-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyler Jordan White	New Owner	
(NAME)	(NAME)	
8000 Penbrook Dr		147-07-0B-038.00-CO
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Denny Stamps, a married man, and Doug Brooks, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tyler Jordan White, a married man,** HEREINAFTER CALLED THE GRANTEE, 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 Unit No. G-38, in Woodlea Place Townhouses of record in Book 5050, Page 101, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Denny Stamps and Doug Brooks by Warranty deed from Linda L. Simmons of record in Instrument No. 20050822-0099897 Register's Office for Davidson County, Tennessee, dated March 04, 2005 and recorded on August 22, 2005.

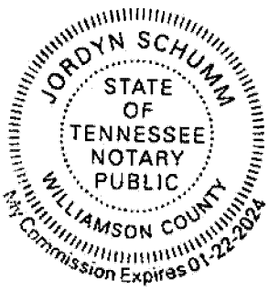
This is property more commonly known as 4958 Edmondson Pike, Unit G38, Nashville, TN 37211.

Subject property was never marital residence of grantors.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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 this 15th day of July, 2022.



Denny Stamps

Doug Brooks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of July, 2022, before me personally appeared Denny Stamps and Doug Brooks, 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 15th day of July, 2022.

Notary Signature
My commission expires:

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, DEBORAH DEJINE, 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 July 15, 2022.

Date

Affiant Signature

July 19, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of July, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)