Karen Johnson Davidson County
Batch# 892243 DEEDWARR
07/21/2022 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20220721-0083742

This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Kelly Stolt
2224A Cabin Hill Road
Nashville, TN 37214

SEND TAX BILL TO:
LoanDepot.com, LLC
26642 Towne Centre Drive
Foothill Ranch, CA 92610

MAP/PARCEL 073-07-0-166.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Matthew Robert Stolt, a single man, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Kelly Stolt, unmarried, hereafter called the GRANTEES,** her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 57-A on the Plan of Zone Lot Division Lots 54,55,56,57 and 58, Section One Cabin Hill of record in Plat Book 6250, Page 154, 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 Emily R. Stolt, unmarried by Warranty deed from Timothy E. Wilson, Jr., unmarried of record in Instrument No. 20020204-0014908 Register's Office for Davidson County, Tennessee, dated January 18, 2002 and recorded on February 04, 2002.

Being the same property conveyed to Matthew Robert Stolt, a single man by Warranty deed from Emily R. Stolt, unmarried of record in Instrument No. 20060504-0051859 Register's Office for Davidson County, Tennessee, dated April 28, 2006 and recorded on May 04, 2006.

This is improved property known as: **2224A Cabin Hill Road, Nashville, Tennessee 37214.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES her heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 20th day of July, 2022.

WITNESS MY HAND on this the 20th day of July, 2022.

Matthew Robert Stolt

STATE OF TENNESSEE
COUNTY OF WILSON

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Matthew Robert Stolt,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 20th day of July, 2022.

NOTARY PUBLIC

My Commission Expires: 08-08-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $285,000.00.

AFFIANT

Subscribed and sworn to before me this the 20th day of July, 2022.

NOTARY PUBLIC

My Commission Expires: 08-08-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 220334

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am 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 21, 2022.

Affiant Signature

Date: 7-21-22

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 21st day of July, 20 22

Notary Signature

My commission expires

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024