Karen Johnson Davidson County
Batch# 901186 DEEDWARR
08/09/2022 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20220809-0090607

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 7.9.24
(AFFIX SEAL)

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-22-096

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Carrie Lynn Sublett	Pinnacle Bank	084-11-0-066.00
(NAME)	(NAME)	
2216 Mecca Drive	150 3rd Ave S, Suite 1000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Forty-Five Thousand And No/100 Dollars ($445,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SETH JACOB STAFFORD AND KYNDRA BETHEL STAFFORD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARRIE LYNN SUBLETT, AN UNMARRIED WOMAN**, 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(s) 278, as shown on the map entitled A Subdivision of C.R. Quarles Lands Maplecrest, of record in Plat Book 1835, page 27 and 28 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to SETH JACOB STAFFORD AND KYNDRA BETHEL STAFFORD, HUSBAND AND WIFE, by deed from LUCAS LEIGH AND MARIA IRISH FE BORGA LEIGHT, HUSBAND AND WIFE, of record in Instrument No. 20200813-0090776, dated June 13, August 5, 2020, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2216 Mecca Drive, Nashville, TN 37214
(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 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.

THIS CONVEYANCE is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness our hands this 5th day of August 2022.

Seth Jacob Stafford

Kyndra Bethel Stafford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Thomas Vorholt II, a Notary Public for the aforementioned county and State, do hereby certify that Seth Jacob Stafford and Kyndra Bethel Stafford personally appeared before me this day and acknowledged the due execution of the foregoing instrument as his free act and deed.

Witness my hand and official seal, this the 5th of August, 2022.

Notary Public
My Commission Expires: 7-9-24

(SEAL)

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 08/09/2022 (date of document).

Affiant Signature

08/09/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of August, 2022.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

