Karen Johnson Davidson County
Batch# 904118 DEEDWARR
08/16/2022 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20220816-0092784

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-3487

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Timothy Shuls / Georgia Shuls
Affiant

SHARON W. STANLEY
Notary Public, Notary Seal
State of Missouri
Cape Girardeau County
Commission # 21301653
My Commission Expires 09-21-2024

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of August, 2022

Sharon W. Stanley
Notary Public Sharon W. Stanley

Commission Expires: 9-21-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Stephanie and Erik Stahlbusch 9613 Colton Road Brentwood, TN 37027	New Owner	181 07 0A 089.00

WARRANTY DEED

FOR AND IN 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,

Timothy Shuls and Georgia Shuls, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephanie Stahlbusch and Erik Stahlbusch, wife and husband

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. 89 on the Plan of Autumn View Formerly Brinkley Property Subdivision, Phase One, of record in Instrument No. 20171117-0118274 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed by Special Warranty Deed from NVR Inc., a Virginia Corporation T/A Ryan Homes to Timothy Shuls and Georgia Shuls, husband and wife, recorded February 8, 2019, as Instrument No. 20190208-0012138 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 9613 Colton Road, Brentwood, TN 37027

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 so 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.

Dated this the 5th (SWS) day of August, 2022.

Timothy Shuls

Timothy Shuls

Georgia Shuls

Georgia Shuls

STATE OF MISSOURI
COUNTY OF Cape Girardeau

On this 5th (SWS) day of August, 2022, before me personally appeared Timothy Shuls and Georgia Shuls, 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 8th day of August, 2022.

Sharon W. Stanley

Notary Signature Sharon W. Stanley
My commission expires: 9-21-2024

SHARON W. STANLEY
Notary Public, Notary Seal
State of Missouri
Cape Girardeau County
Commission # 21301663
My Commission Expires 09-21-2024

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/5/22 (date of document).

Frank Roberts

8/16/22

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 16th day of August, 2022.

Notary's Signature

My Commission Expires: March 7th, 2026

Notary's Seal

JOHN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026