This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 905090 **DEEDWARR**
08/18/2022 01:37:43 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20220818-0093767

STATE OF TENNESSEE
COUNTY OF Wilson

Actual consideration or value, whichever is greater is $310,000.00.

Affiant

Subscribed and sworn before me this the 16th day of August, 2022.

Notary Public
My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Baylie Grace Bodiford	First Community Mortgage, Inc.	044-14- 0 104.00
1000 Livingston St	262 Robert Rose Drive, Suite 200	
Old Hickory, TN 37138	Murfreesboro, TN 37129	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN F. STASTNY AND DEBBIE L. STASTNY, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BAYLIE BODIFORD, UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Rolling Green Subdivision, Section II, of record in Book 1424, Page 91, 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 John F. Stastny and Debbie L. Stastny, husband and wife, by deed dated 07/13/2018, from Stephanee Rausch, an unmarried woman, of record in Instrument No. 20180716-0068989, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1000 Livingston St, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 16th day of August, 2022.

John F. Stastny

Debbie L. Stastny

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John F. Stastny and Debbie L. Stastny, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of August, 2022.

My commission expires:

9-6-22

Notary Public

