WARRANTY DEED

Karen Johnson Davidson County
Batch# 910570 DEEDWARR
08/31/2022 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,245.05
20220831-0098023

RW-VRES-22-254

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/7/23

(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Andrew Stiff	SWBC	
(NAME)	(NAME)	
254 Tanksley Ave	9311 San Pedro Ave 100	**119-14-0-029.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JULIE OWENS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN ANDREW STIFF, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 6 of Block "E" on the Plan of Woodbine Courts, Section 2, Not of record, described according to a survey made by Blanchard and Parrish, Engineers, as follows:

Beginning at a point on the Northerly margin of Tanksley Avenue at the Common Corner of Lots 5 and 6; thence with the line between said lots, Northwardly 155.5 feet to the corner of Lots Nos. 5 and 6, 24 and 25, thence with the line between Lots 6 and 24, Eastwardly 75 feet to the corner of Lots Nos. 6 and 7; thence with the line between said Lots, Southwardly 155.5 feet to the Northerly margin of Tanksley Avenue; thence with the Northerly margin of said avenue, Westwardly 75 feet to the beginning.

Being the same property conveyed to Julie Owens, unmarried by Warranty deed from Chad A. Buck, married, and James E. Buck and Joyce Buck, husband and wife of record in Instrument No. 20140212-0012467 Register's Office for Davidson County, Tennessee, dated February 05, 2014 and recorded on February 12, 2014.

Being the same property conveyed to Julie Owens Properties, LLC by QuitClaim deed from Julie Owens, an unmarried woman of record in Instrument No. 20170901-0090205 Register's Office for Davidson County, Tennessee, dated August 11, 2017 and recorded on September 01, 2017.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **254 Tanksley Ave, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 25th DAY OF AUGUST, 2022.

Julie Owens Properties, LLC, a Tennessee limited liability company

BY:_____
Julie Owens
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE OWENS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of JULIE OWENS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of August, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Pam Autry,** 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 this the 29th day of August, 2022.

Affiant Signature
Date 08/29/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29th day of August, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

