Karen Johnson Davidson County
Batch# 910614 DEEDWARR
08/31/2022 10:01:44 AM 2 pgs
Fees: $13.00 Taxes: $2,386.50
20220831-0098085

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 62774
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Curtis Troy Stettler and Nancy June Stettler as Trustees of the Stettler Living Trust, dated June 15, 2022 1404 Orchard Hill Lane Arrington, TN 37014	Weichert Financial Services 225 Littleton Road Morris Plains, NJ 07950

TAX MAP PARCEL NUMBERS: 186040A20700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$645,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gail Claiborne, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Curtis Troy Stettler and Nancy June Stettler as Trustees of the Stettler Living Trust, dated June 15, 2022** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 231 on the Plan of Burkitt Place, Phase 2E of record in Instrument No. 20070806-0093146, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gail Claiborne by Warranty Deed from Katy Wiseman, unmarried, dated April 24, 2015 and recorded on April 27, 2015 of record in Instrument No. 20150427-0037544, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan of record in Instrument No. 20070806-0093146, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060306-0025388 amended in Instrument No. 20070202-0014304, and, Instrument No. 20180926-0095460, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Stormwater Detention Agreement of record in Instrument No. 20060427-0048083, said Register's Office. Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, said Register's Office. Easement to Level 3 Communication of record in Instrument No. 20060317-0030915, said Register's Office.

This is improved property, known as 8412 Danbrook Drive, Nolensville, TN 37135

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of August, 2022.

Gail Claiborne

Gail Claiborne

State of Tennessee

County of Davidson

On this 30th day of August, 2022, before me the undersigned authority, personally appeared Gail Claiborne, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, ~~whichever~~ is greater, for this transfer is: $645,000.00.

Affiant

Sworn and subscribed before me this 30th day of August, 2022.

Notary

My Commission Expires: 9/21/25

KARLY PICKERIGN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY