WARRANTY DEED

Karen Johnson Davidson County
Batch# 922932 DEEDWARR
09/29/2022 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $9,250.00
20220929-0107431

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,500,000.00.

RJB. Lok
Affiant

Subscribed and sworn to me on 09/ 26 /22.

Christina Indrei
NOTARY PUBLIC

My Commission Expires: 8/10/25

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
James Brent Blane 3704 Central Ave Nashville, TN 37205	CapStar Bank 2002 Richard Jones Rd. Ste. 300A Nashville, TN 37215	104-09-0-273.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Shirley B Stansell and James N. Stansell, Jr., wife and husband, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto James Brent Blane and Hayden Lash Blane, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Resubdivision of Lots 235, 236, 237 and 238, Richland Realty Company's Second Subdivision, Division "B", of record in Plat Book 6200, page 762, 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 JAMES N. STANSELL, JR., AND SHIRLEY B. STANSELL, husband and wife,, by deed from RUBEN FERNANDEZ, JR., AND MELINDA MOORE FERNANDEZ, husband and wife, of record at Instrument No. 20060718-0086346, dated July 14, 2006, said Register's Office.
>
> JAMES N. STANSELL, JR., AND wife, SHIRLEY B. STANSELL, further convey said property by Quitclaim Deed to SHIRLEY B. STANSELL, of record at Instrument No. 20071030-0127747, said Register's Office.
>
> James N. Stansell, Jr., spouse of Shirley B Stansell, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead he may have in the aforedescribed property by virtue of his marriage to Shirley B Stansell.
>
> This is Improved property, known as 3704 Central Ave, Nashville, TN 37205.

The conveyance of the above-described parcel of land is subject to remove all zoning regulations, building restrictions, setback lines, if any, and easements of record and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on 09/26/22.

Shirley B. Stansell

Shirley B Stansell

James N. Stansell, Jr.

James N. Stansell, Jr.

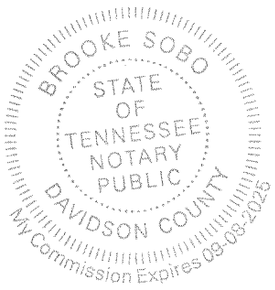
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 09/26/22, before me personally appeared Shirley B Stansell and James N. Stansell, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 09/26/22.

NOTARY PUBLIC

My Commission Expires: 9/8/25



Tennessee Certification of Electronic Document

I, Robin White, 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 September 26, 2022 (date of document).

R White
Affiant Signature

9.26.22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 26 day of September, 2022.

Christina Indrei
Notary's Signature

MY COMMISSION EXPIRES: 8/10/25

NOTARY'S SEAL

