Karen Johnson Davidson County
Batch# 922984 DEEDWARR
09/29/2022 09:36:36 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00
20220929-0107502

WARRANTY DEED

ALLISON TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES 07/10/2026

File No. A1-22-3180

ALLISON TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES 07/10/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2022

Notary Public

MY COMMISSION EXPIRES: 7/10/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Powell Newbern	New Owner	
(NAME)	(NAME)	114-12-0A-113.00-CO
319 Stonecrest Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

FOR AND 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, **Michael J. Doyle and Judith A. Doyle, Trustees of The Michael J Doyle and Judith A Doyle Revocable Trust Agreement dated June 27, 2013**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Powell Newbern, unmarried**, HEREINAFTER CALLED THE GRANTEE, 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. 113 on the Plan of Phase II, Stoneridge Townhomes of record in Plat at Instrument No. 20060721-0088352 and amended in Instrument No. 20080715-0072550 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 Michael J Doyle and Judith A Doyle, Husband and wife by Warranty deed from Lindsay Davis N/K/A Lindsay Doyle, unmarried of record in Instrument No. 20160126-0007397 Register's Office for Davidson County, Tennessee, dated January 22, 2016 and recorded on January 26, 2016.

Being the same property conveyed to The Michael J Doyle and Judith A Doyle Revocable Trust Agreement dated June 27, 2013 by Quitclaim deed from Michael J. Doyle and Judith A Doyle, husband and wife of record in Instrument No. 20160217-0014848 Register's Office for Davidson County, Tennessee, dated February 11, 2016 and recorded on February 17, 2016.

This is property more commonly known as 319 Stonecrest Way, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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

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.

Witness my/our hand this 26 day of August, 2022.

The Michael J Doyle and Judith A Doyle Revocable Trust Agreement dated June 27, 2013

By: _____
Michael J. Doyle, Trustee

By: _____
Judith A. Doyle, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Michael J. Doyle, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Trustee of the The Michael J Doyle and Judith A Doyle Revocable Trust Agreement dated June 27, 2013, the within named bargainor, and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Trustee.

Witness my hand, at office, this 26 day of August, 2022.

_____
Notary Signature
My commission expires:

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Judith. Doyle, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Trustee of the The Michael J Doyle and Judith A Doyle Revocable Trust Agreement dated June 27, 2013, the within named bargainor, and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Trustee.

Witness my hand, at office, this 26 day of August, 2022.

_____
Notary Signature
My commission expires:

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026