Karen Johnson Davidson County
Batch# 938637 DEEDWARR
11/07/2022 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20221107-0119673

WARRANTY DEED

DIANA K. GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF November, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-6-26
(AFFIX SEAL)

File #22-DM-3136-Vill

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lance St. Clair and Susan St. Clair	New Owner	
(NAME)	(NAME)	**085-07-0-059**
3136 Stafford Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **PAUL M. SARGENT AND MEGAN EDWARDS SARGENT (formerly known as Megan K. Edwards), HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LANCE ST. CLAIR AND SUSAN ST. CLAIR, HUSBAND AND WIFE** 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:

Being Lot Number 204 on the Plan of Section Four, Stanford Country Club Estates, of record in Plat Book 2900, Page 83 and 84, in the Register's Office of said County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Paul M. Sargent and Megan K. Edwards, husband and wife, by Warranty Deed from Brandon C. Buckner and Christina T. Buckner, husband and wife, of record in Instrument No. 20150806-0078358, in the Register's Office of Davidson County, Tennessee, dated August 04, 2015 and recorded on August 06, 2015. The said Megan K. Edwards is now known as Megan Edwards Sargent.

This conveyance is subject to:
*Taxes for the year 2023 and subsequent.
*Restrictions, dedications, conditions, reservations, easements & other matters shown on the plat of Section Four, Stanford Country Club Estates, as recorded in Plat Book 2900, Page(s) 83 and 84.
*Covenants, Conditions & Restrictions as set forth in Restrictive Covenants recorded in Book 3066, Page 219.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3136 Stafford Drive, Nashville, TN 37214.**

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 7th day of November, 2022.

Paul M. Sargent

Megan Edwards Sargent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of November, 2022, before me personally appeared Paul M. Sargent, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of November, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of November, 2022, before me personally appeared Megan Edwards Sargent, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of November, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11-7-22.

Affiant Signature

11-7-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY