Karen Johnson Davidson County
Batch# 948112 DEEDWARR
12/06/2022 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $5,901.50
20221206-0126999

20221462R

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $1,595,000.00.

Margaret
Affiant

Subscribed and sworn to before me, this the 2nd day of December, 2022.

Ashley Fort
Notary Public

My commission expires: 11/2/26

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Robert E. Abernathy	Robert E. Abernathy **New Owner**	**130-08-0-081.00**
3614 Trimble Road	3614 Trimble Rd.	
Nashville, TN 37215	Nashville, TN 37215	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Margery S. Stoll, a widow

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert E. Abernathy, a married man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Sneed Estates, of record in Plat Book 2133, Page(s) 10 and 11, in the Register's Office for Said County.

Said Lot No. 22 fronts 153 feet on the north side of Trimble Road and runs back 2717.7 feet on the easterly line and 267.8 feet on the westerly line to a dead line, measuring 147 feet thereon.

Being the same property conveyed to Hans R. Stoll, and wife, Margery S. Stoll by Warranty Deed from William B. Thetford and wife, Martha A. Thetford, of record in Book 5632, Page 586, Register's Office for Davidson County, Tennessee, dated August 01, 1980 and recorded on August 04, 1980.

Being the same property conveyed to Margery S. Stoll by Quitclaim Deed from Hans R. Stoll of record in Book 9980, Page 350, Register's Office for Davidson County, Tennessee, dated March 12, 1996 and recorded on March 15, 1996.

Being the same property conveyed to Margery S. Stoll and her husband, Hans R. Stoll, as tenants by the entirety, by Quitclaim Deed from Margery S. Stoll of record in Instrument No. 20160929-0102564 Register's Office for Davidson County, Tennessee, dated September 26, 2016 and recorded on September 29, 2016.

Said Hans R. Stoll became deceased on March 20, 2020, vesting Margery S. Stoll as surviving tenant.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_X_) unimproved (__) property known as 3614 Trimble Road, Nashville, TN 37215.

[signatures appear on the following page]

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 HANDS EFFECTIVE AS OF 2nd day of December, 2022:

Margery S. Stoll

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

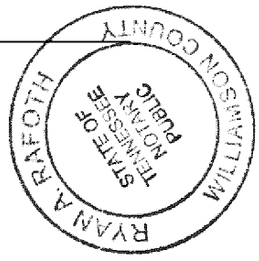
INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Margery S. Stoll, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 2nd day of December, 2022.

My Commission Expires: 5/14/24

Notary Public



Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **12/2/2022** (date of document).

Affiant Signature

12/2/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **2** day of **DECEMBER**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

