ADDRESS NEW OWNER: Dennis Stallings
Danielle Stallings
6268 Palomar Court
Nashville, TN 37211

SEND TAX BILL TO: New owner

MAP-PARCEL NOS. 172100B06500CO

Karen Johnson Davidson County
Batch# 950175 DEEDWARR
12/12/2022 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $2,608.50
20221212-0128489

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jonathan Daniel Beard and Kathleen Elizabeth Beard, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Dennis Stallings and Danielle Stallings, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 65 on the Plan of Cluster Lot Development, Christiansted Valley, Phase 2, Revision 1, of record in Instrument No. 20010209-0012854, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan Daniel Beard and Kathleen Elizabeth Beard, husband and wife, from Randall K. Goodgame and Amy B. Goodgame, husband and wife, by Deed recorded on October 29, 2018, in Instrument No. 20181029-0106788, Register's Office for Davidson County, Tennessee.

This is property with a common address of 6268 Palomar Court, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being paid for by the Grantor at closing.(2) All matters appearing on the Plan of record in 20010209-0012854, Register's Office for Davidson County, Tennessee.(3) As applicable, all matters of record in Book 5200, Page 306, said Register's Office.(4) As applicable, Restrictive Covenants in Book 5708, Page 670, and Book 5794, Page 256, said Register's Office.(5) Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 199912210-305559; Amended in 2000078-0074515; Supplemented in 20070206-0015266; and Rules and Regulations and Clarification in Instrument No. 20170602-0055138, said Register's Office.(6) Right of Way in Book 4780, Page 611 and Book 5708, Page 670, said Register's Office.(7) Stormwater Detention Agreement of record in Book 11628, Page 8, and Instrument No. 20050607-0065120, said Register's Office.(8) By-Laws in Instrument No. 19991221-10305559, said Register's Office.(9) Charter for Homeowners Association in Instrument No. 19991221-0305561, 19991221-0305560 and Amended in Instrument No. 19991221-0305561, said Register's Office.(10) Quitclaim Deed to Homeowners Association for open space of record in Instrument No. 200505-160054926, said Register's Office.(11) As applicable, Joint Roadway Use and Maintenance Agreement of record in Book 5707, Page 706 and Book 5720, Page 183, said Register's Office.(12) Property Survey by Patrick Coode and Company, LLC, dated October 19, 2018, revealed the following matters: (a) a 10' public utility easement running along the front line of said lot; (b) the concrete drive encroaches onto a portion of said 20' public utility easement; (c) a 10' public utility & drainage easement running along the easterly lot line; (d) the westerly neighbor's fence encroaches onto the westerly lot line by approximately .7'; and (e) the westerly neighbor's stone retaining wall encroaches onto the westerly lot line by 4'.(13) Easement Agreement in Instrument No. 20181025-0105710, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 9th day of December 2022.

Jonathan Daniel Beard

Kathleen Elizabeth Beard

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jonathan Daniel Beard and Kathleen Elizabeth Beard, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9th day of December 2022.

CINDY A. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $705,000.00.

Affiant

Subscribed and sworn before me this 9th day of December 2022.

Notary Public
My Commission Expires: 05-21-2025

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

File No. 2211-207

Certificate of Authenticity

I, Holly Ray, 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 December 9, 2022.

Date

Holly Ray

Affiant Signature

December 9, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of December, 2022.

Notary's Signature

My Commission Expires: 05.21.2025

Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY