Karen Johnson Davidson County
Batch# 969336 DEEDWARR
02/09/2023 04:03:30 PM 4 pgs
Fees: $23.00 Taxes: $3,237.50
20230209-0009700

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jackie Rudolph,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST23-010061

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stephen Mansfield and Beverly Mansfield	Stephen Mansfield and Beverly Mansfield	
(NAME) 2151 Jamieson Ave. #806	(NAME) 2151 Jamieson Ave. #806	131-02-3A-002-00
(ADDRESS) Alexandria, VA 22314	(ADDRESS) Alexandria, VA 22314	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF EIGHT HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($875,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **GARY SNERSON, TRUSTEE OF DECHOMAI ASSET TRUST, A NEVADA PUBLIC CHARITY U/D/T DATED AUGUST 21, 2007, AS AMENDED AND RESTATED OCTOBER 7, 2019**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN MANSFIELD AND BEVERLY MANSFIELD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, 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. 2, as shown on the Plat Stammer Parke recorded in Instrument No. 20140226-0016530, Register's Office for Davidson County, Tennessee and in Exhibit B of the amended and restated master deed establishing a Private Element Horizontal Property Regime of Stammer Parke recorded in Instrument No. 20140225-0016083, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John T. Bellatti and Stephanie B. Bellatti by Warranty Deed from Willard E. Winkenhofer and Darlene Winkenhofer, Married, dated 12/05/2016, of record in Instrument No. 20161208-0128775, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The John and Stephanie Bellatti Revocable Trust by Quitclaim Deed from John T. Bellatti and Stephanie B. Bellatti, dated 02/13/2019, of record in Instrument No. 20190219-0014641, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gary Snerson, Trustee of Dechomai Asset Trust, A Nevada Public Charity u/d/t dated August 21, 2007, as Amended and Restated October 7, 2019 by Quitclaim Deed from John T. Bellatti and Stephanie B. Bellatti, as Trustees of the John and Stephanie Bellatti Revocable Trust, dated 12/20/2022, of record in Instrument No. 20221220-0131578, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 4203 Stammer Place, Nashville, TN 37215

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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(s) this the ___ day of February, 2023

Gary Snerson, Trustee of Dechomai Asset Trust

BY: Gary Snerson, TRUSTEE
Gary Snerson

STATE OF _____
COUNTY OF _____

On this the _____ day of February, 2023, before me personally appeared Gary Snerson, Trustee of the Dechomai Asset Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the _____ day of February, 2023.

See Attachment
Notary Public

My Commission Expires:
(SEAL)

ALL-PURPOSE ACKNOWLEDGMENT

State of Florida

County of Miami- Dade

The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged before me **by means of ☒ physical presence or ☐ online notarization**, this 8th day of February 2023 (year), by Gary Snerson, Trustee of the Dechomai Asset Trust (name of person making statement), who is personally known to me or has produced Drivers License (type of identification) as identification.

Notary Public State of Florida
Keila Berberena
My Commission HH 149491
Expires 07/06/2025

Place Notary Seal or Stamp Here

WITNESS my hand and official seal.

Keila Berberena

SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed
TITLE OR TYPE OF DOCUMENT

3 (including this one)
NUMBER OF PAGES

02/08/2023
DATE OF DOCUMENT

N/A
SIGNER(S) OTHER THAN NAMED ABOVE

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 2/8/23

GEORGE E. MUDTER, JR.
Dated 2/8/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 2/8/23
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

