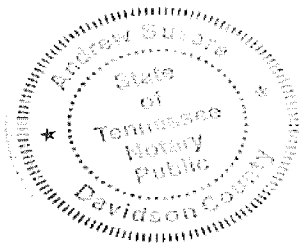
Karen Johnson Davidson County
Batch# 978761 DEEDWARR
03/09/2023 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,745.40
20230309-0017070



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $742,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of March, 2023.

Notary Public

My commission expires: May 7, 2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kelly Anne Stovall and Timothy J. Baskin	New Owner	**172-01-0A-044.00-CO**
67 Nickleby Down		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Louis Bush Cole, Jr. and wife, Patty J. Cole

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Kelly Anne Stovall and Timothy J. Baskin, wife and husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Copperfield Revised of record in Plat Book 6900, Page 555 through 559, 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 Louis Bush Cole, Jr. and wife, Patty J. Cole by Warranty deed from Homes by Heritage, Inc., a Tennessee corporation of record in Book 7742, page 251, Register's Office for Davidson County, Tennessee, dated December 23, 1988 and recorded on January 03, 1989.

This is improved property known as **67 Nickleby Down, Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations, and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9th day of March, 2023.

Louis Bush Cole, Jr.

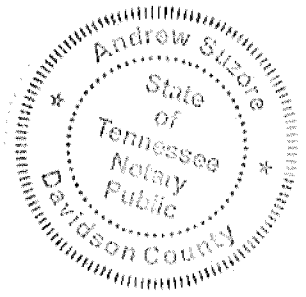
Patty J. Cole

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Louis Bush Cole, Jr. and Patty J. Cole, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 9th day of March, 2023.

Notary Public
My Commission Expires: May 7, 2024



Lenders Title Company File No. 23-000920-524

Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 03/09/2023 (date of document).

Affiant Signature

03/09/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9th day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

