Karen Johnson Davidson County
Batch# 979350 DEEDWARR
03/10/2023 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,515.63
20230310-0017588

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $679,900.00 Affiant Subscribed and sworn to before me, this the 10th day of March, 2023. Notary Public My commission expires:

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers
Amanda Marie Barbera	New Owner	105-07-0S-001.00-CO
505 A Moore Avenue		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT STOKELY, UNMARRIED AND GRACE ZIMMERMAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMANDA MARIE BARBERA, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit A, 505 Moore Avenue Townhomes, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20141027-0098679, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Roy Edmond Walker and wife, Robbie Holland Walker by Warranty deed from Edith A. Carney of record in Book 4674, page 346, Register's Office for Davidson County, Tennessee, dated January 17, 1973 and recorded on January 24, 1973.

The said Roy Edmond Walker having since died on April 6, 2007, predeceasing his wife, Robbie Holland Walker; Survivorship Affidavit of record in Instrument No. 20070605-0066843, Register's Office for Davidson County, Tennessee. The said Robbie Holland Walker having since died on October 23, 2012. Said property is granted to her grandchild, Robert Matthew Stokely by Order of Probate to Establish Muniment of Title of record in Docket No. P14P-373.

Being a portion of the same property conveyed to Robert Stokely, unmarried, and Grace Zimmerman, unmarried, as joint tenants with common law rights of survivorship by Quitclaim deed from Robert Matthew Stokely, unmarried of record in Instrument No. 20140502-0037634 Register's Office for Davidson County, Tennessee, dated April 25, 2014 and recorded on May 02, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 505 A Moore Avenue, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of March, 2023.

Robert Stokely

Grace Zimmerman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert Stokely and Grace Zimmerman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of March, 2023.

Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 3/10/23 (date of document).

Regina Sullo
Affiant Signature

3/10/23
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 10 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

