Karen Johnson Davidson County
Batch# 1005810 DEEDWARR
05/22/2023 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20230522-0038179

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2023.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 2-22-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven Prince Jennifer Prince	Same as New Owner	085-07-0-007
(NAME) 3211 Downeymeade Court	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we **Thomas Stanley, Executor and Beneficiary of The Estate of James Bruce Stanley, II,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Steven Prince and Jennifer Prince, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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. 229, on the plan of RESUBDIVISION OF LOTS 228, 228-A & 229 ON THE PLAN OF STANFORD COUNTRY CLUB ESTATES, as shown on plat of record in Book 5190, Page 248, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to James B. Stanley and wife, Rosemary C. Stanley by Warranty Deed from Billy J. Nixon and wife, Betty A. Nixon, dated 08/28/1962, of record in Book 3431, Page 438, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to James W. Ledbetter and wife, Rose G. Ledbetter, one-half undivided tenants by entirety and James B. Stanley and wife, Rosemary C. Stanley, one-half undivided interest by Warranty Deed from Southern Ohio Bank, dated 08/19/1977, of record in Book 5186, Page 363, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Richard M. Davenport, Trustee by Quitclaim Deed from James W. Ledbetter and wife, Rose G. Ledbetter and James B. Stanley and wife, Rosemary C. Stanley, dated 04/28/1978, of record in Book 5279, Page 949, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to James B. Stanley and wife Rosemary C. Stanley by Quitclaim Deed from Richard M. Davenport, Trustee, dated 04/28/1978, of record in Book 5279, Page 951, Register's Office for Davidson County, Tennessee.

The said James B. Stanley died on 06/20/1980, leaving the said Rosemary C. Stanley the sole surviving tenant by the entirety.

Being the same property conveyed to Rosemary C. Stanley and James Bruce Stanley, II, as tenants in common with right of survivorship by Quitclaim Deed from Rosemary C. Stanley, dated 07/25/2000, of record in Instrument 20000801-0075833, Register's Office for Davidson County, Tennessee.

The said Rosemary C. Stanley died on 06/07/2012, leaving the said James Bruce Stanley, II the sole surviving tenant in common.

The said James Bruce Stanley, II died testate on 07/08/2022, devising subject property to Tom Stanley, as evidenced in File No. 22P1397, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject 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) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3211 Downeymeade Court, Nashville, TN 37214

(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 19th day of May, 2023.

THE ESTATE OF JAMES BRUCE STANLEY, II

Thomas Stanley, Executor and Beneficiary

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned Notary Public, in and for said County and State, personally appeared **Thomas Stanley, Executor & Beneficiary of The Estate of James Bruce Stanley, II,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the **Executor & Beneficiary of The Estate of James Bruce Stanley, II**, the within named bargainor, and that he/she as such executor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of May, 2023.

Notary Public

My Commission Expires: 3.8.2025

STATE OF TENNESSEE NOTARY PUBLIC
TRACEY THUMPHOUR
WILSON COUNTY

Return To:
Allegiance Title of TN, LLC
278 Doug Warpoole Rd, Ste 218
Smyrna, TN 37167
File No. 23004658

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202305220038179

Tennessee Certification of Electronic Document

I, Nikki McKinney, 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 5-19-23 (date of document).

nmckinney
Affiant Signature

5-22-23
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 22nd day of May, 2023.

Heather Lee
Notary's Signature

MY COMMISSION EXPIRES: 2-22-25

NOTARY'S SEAL

