THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230544472** Karen Johnson Davidson County Batch# 1006451 DEEDWARR 05/23/2023 12:36:30 PM 3 pgs Fees: $18.00 Taxes: $3,015.50 20230523-0038779	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $815,000.00. Affiant Subscribed and sworn to before me, this 19th day of May, 2023. Notary Public My Commission Expires: _____

SABRINA SCHULHAUSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Matthew Valnoski and Alexandra Valnoski 3510 General Bate Drive Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118 09 0 222.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gerald Stubbs, a married man**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Valnoski and Alexandra Valnoski, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Woodmont Boulevard Section of Marengo Park, as of record in Book 1130, Page 2, Register's Office for said County.

Said Lot No. 27 fronts 75 feet on the Southeasterly side of General Bates Drive and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Gerald Stubbs, by Warranty Deed from Robin J. Parker, Connie Jones and Kay Jones now known as Kay Jones Moss, of record in Book 7279, Page 185, in the Register's Office of Davidson County, Tennessee, dated June 24, 1987, and recorded on June 26, 1987.

Rebecca Stubbs joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Woodmont Boulevard Section of Marengo Park, as recorded in Book 1130, Page 2.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1113, Page 296.

Title to that portion of the land lying below the ordinary low water mark of West Fork Browns Creek.

Easement for the flow of the waters of West Fork Browns Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the West Fork Browns Creek, free from diminution or pollution.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 3510 General Bate Drive Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of May, 2023.

Gerald Stubbs

Rebecca Stubbs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerald Stubbs and Rebecca Stubbs, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of May, 2023.

Notary Public
My Commission Expires: _____

SABRINA SCHULHAUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Certificate of Authenticity

I, Tonya Loftin, 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 5/19/2023.

Date

Tonya Loftin
Affiant Signature

May 23, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 23rd day of May, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)