Karen Johnson Davidson County
Batch# 1006783 DEEDWARR
05/23/2023 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $3,219.00
20230523-0038838

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230444339**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) 37649 The actual consideration or value, whichever is greater, for this transfer is: $870,000.00. Lorraine Leary White Affiant Subscribed and sworn to before me, this 23rd day of May, 2023. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner: John J White and Lorraine Leary White 4213 Stammer Place Nashville TN 37215	Send Tax Bills To: Capstar Bank 2002 Richard Jones Rd Ste A300 Nashville, TN 37215	Tax Information: Tax Parcel ID No. 131 02 3A 015.00

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, **Mary Gladys V. Wolfe, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John J White and Lorraine Leary White, 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. 15, as shown on the plan of Stammer Parke, a Horizontal Property Regime with Private Elements filed as Exhibit "B" and established by the Master Deed of record in Instrument No. 20140225-0016083, Scrivener's Affidavit recorded in Instrument No. 20170323-0028469 and Instrument No. 20170830-0089266 and amendments recorded in Instrument No. 20170308-0022952, Instrument No. 20180517-0047294, Instrument No. 20190424-0037713, and Instrument No. 20201112-0132889, Register's Office, Davidson County, Tennessee, together with an undivided percentage interest in the common area/elements appurtenant to said Lot as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Lot and the Condominium, the rights and obligations of the Declarant and the Lot Owners, and the Bylaws of the Association of Owners. Lot No. 15 of Stammer Park is also shown on Plat recorded in Instrument No. 20140226-0016530, said Register's Office.

Being the same property conveyed to Mary Gladys V Wolfe, an unmarried woman, by Special Warranty Deed from Haury and Smith Contractors, Inc., a Tennessee Corporation, of record in Instrument No. 20140519-0042826, in the Register's Office of Davidson County, Tennessee, dated May 16, 2014, and recorded on May 19, 2014.

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.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Stammer Park, as recorded in Instrument No. 20140226-0016530.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of B. N. Stammer Subdivision, as recorded in Book 1424, Page 23.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Stammer Parke Condominium of record in Instrument No. 20071018-0123611, as amended by instrument(s) of record in Instrument No. 20110808-0060835, as amended and restated in Instrument No. 20140225-0016083, Scrivener's Affidavit

recorded in Instrument No. 20170323-0028469 and Instrument No. 20170830-0089266 and amendments recorded in Instrument No. 20170308-0022952, Instrument No. 20180517-0047294, Instrument No. 20190424-0037713, and Instrument No. 20201112-0132889; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070302-0025677.

An Application to Combine Parcels recorded in Instrument No. 20070227-0024041.

This is improved property located at 4213 Stammer Place Nashville TN 37215

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 23rd day of May, 2023.

Mary Gladys V. Wolfe

Mary Gladys V. Wolfe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Gladys V. Wolfe, 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 23rd day of May, 2023.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Tennessee Certification of Electronic Document

I, George Mudter, 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 5/23/23 (date of document).

Affiant Signature

5/23/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of May, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY