Karen Johnson Davidson County
Batch# 1014909 DEEDWARR
06/14/2023 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20230614-0045269

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED FORTY THOUSAND AND 00/100 (340,000.00) Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12TH DAY OF JUNE, 2023. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Winston Westbrook (NAME)	**NEW OWNER** (NAME)	**133 02 0 026.00**
259 Sunrise Avenue **Nashville, TN 37211** (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 12th day of June, 2023, the undersigned, **OLIVER THEODORE STOVER AND SPOUSE SAMUEL JAMES STOVER, F.K.A. SAMANTHA STOVER,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **WINSTON WESTBROOK, AN UNMARRIED MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **259 SUNRISE AVENUE, NASHVILLE, TN 37211** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 14, William Lee Subdivision of Roth Property, as shown on plat of record in Book 1130, Page 67, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Oliver Theodore Stover and spouse, Samantha Stover, by Warranty Deed from Charles Fenner and Erin M. Brooks, husband and wife, of record in Instrument No. 20200228-0022397, in the Register's Office of Davidson County, Tennessee, dated February 27, 2020, and recorded on February 28, 2020.

*Note that pursuant to court order in the Chancery Court for the State of Tennessee Twentieth Judicial District, Davidson County, number 20-0606-I, Samantha Nicole Stover changed their name to Samuel James Stover.

Samantha Nicole Stover, Samantha Stover, and Samuel James Stover are one and the same.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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.

IN WITNESS WHEREOF, this instrument has been executed this 12th day of June, 2023.

GRANTOR: Oliver Theodore Stover

MAUD LAWRENCE
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
December 16, 2027

STATE OF ~~TENNESSEE~~ Massachusetts
COUNTY OF ~~DAVIDSON~~) Suffolk

Personally, appeared before me, a Notary Public of the aforesaid authority, **Oliver Theodore Stover**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 12th day of June, 2023.

Notary Public

12/16/2027
My Commission Expires

GRANTOR: Samuel James Stover

MAUD LAWRENCE
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
December 16, 2027

STATE OF ~~TENNESSEE~~ Massachusetts
COUNTY OF ~~DAVIDSON~~) Suffolk

Personally, appeared before me, a Notary Public of the aforesaid authority, **Samuel James Stover**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 12th day of June, 2023.

Notary Public

12/16/2027
My Commission Expires

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 June 12, 2023.

Date

Affiant Signature

6/12/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of June, 2023.

Allisyn G. Pinkston

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025