THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1020023 DEEDWARR
06/28/2023 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20230628-0049252

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
John Joseph Travisano Jr. and Gabriela Travisano 824 Holt Grove Road Nashville, TN 37211	New owner	180-03-0-A-091.00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Nathan Stout and Megan Stout, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **John Joseph Travisano, Jr. and Gabriela Travisano, husband and wife**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 68 on the Plan of Section 2B, Stone Creek Park, R20 Residential P.U.D. of record in Plat Book 9700; Page (s) 793 and 794, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed by Warranty Deed from Norbert Joseph Goetzinger III, unmarried to Nathan Stout and Megan Stout, husband and wife, of record on June 12, 2015, at Instrument No. 20150612-0055654, Davidson County Register of Deeds.

This is property commonly known as 824 Holt Grove Road, Nashville, TN 37211*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further 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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and 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.

Witness our hands, this 26 **day of June, 2023**:

Nathan Stout

Megan Stout
Megan Stout

STATE OF Missouri

COUNTY OF St Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nathan Stout and Megan Stout,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26 day **of June, 2023:**

Brenda Kay Young
Notary Public

My Commission Expires: 11-11-2024

BRENDA KAY YOUNG
Notary Public, Notary Seal
State of Missouri
St. Charles County
Commission # 20192701
My Commision Expires 11/11/2024

STATE OF Missouri

COUNTY OF St Louis

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$700,000.00**:

Affiant

megan stout

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 26 DAY OF **June, 2023:**

Brenda Kay Young
Notary Public

My Commission Expires: 11-11-2024

BRENDA KAY YOUNG
Notary Public, Notary Seal
State of Missouri
St. Charles County
Commission # 20192701
My Commision Expires 11/11/2024

202306280049252

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 27, 2023.

Date

Affiant Signature

6/27/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th day of June, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

