Karen Johnson Davidson County
Batch# 1024593 DEEDWARR
07/10/2023 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,238.39
20230710-0052730

WARRANTY DEED

Amelia Swanson State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,700.00

Brian Stockton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July, 2023

Notary Public

MY COMMISSION EXPIRES: 3/23/27.

(AFFIX SEAL)

MST 2023-0681

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Sandoval	Wells Fargo Bank	135 11 0C 046.00
(NAME)	(NAME)	
147 Nashboro Greens	P.O. Box 51162	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Los Angeles, CA 90051-5462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Brian K. Stockton and Ashley Stockton,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anthony Sandoval, a single person,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 all of Unit No. 203, on the plan of Horizontal Property Regime, Private Elements Plat, Nashboro Village - Tract 18, Phase Two, as shown by plat appearng of record in Instrument No. 20010423-0039877, revising Plat Book 9700, page 968 and Book 11700, page 48, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Brian K Stockton and Ashley Stockton, husband and wife, by Warranty Deed of Jane Ann Campbell, dated 02/19/2021 and recorded in Instrument No. 20210226-0024350, Register's Office of Davidson County, TN.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2023,constitute a lien against said property but are not yet due and payable. Easements, restrictions, setback lines, conditions and notes as shown on that certain plat recorded in in Instrument No. 20010423-0039877, revising Plat Book 9700, Page 968; all in the Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the

Covenants, Conditions and Restrictions recorded in Book 11703, Page 581, Instrument No. 20000627-0063887 and in Instrument No. 20021211-0152723; Additional Restrictions of record in Book 4827, Page 14, Register's Office of Davidson County, TN. Quitclaim Deed to Homeowners' Association for common elements of record in Instrument No. 20021211-0152725, RODC, TN. Storm Water Detention Agreement of record in Instrument No. 20010314-0024179, RODC, TN. License to use Fitness Center and Swimming Pools of record in Instrument No. 20020507-0056329, RODC, TN. Consent to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010322-0027768 and in Instrument No. 20010322-0027767, RODC, TN. Anchor Easement to Metropolitan Government of Nashville and Davidson County of record in Book 5563, Page 5, RODC, TN. Plat for open space and recreational areas of record in Book 4860, Page 73, RODC, TN.

This property, known as 147 Nashboro Grns, Nashville, TN 37217
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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 my/our hand(s) this 7TH DAY OF JULY, 2023.

Brian K Stockton

Brian K. Stockton

Ashley Stockton

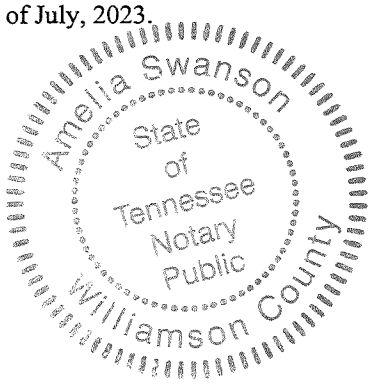
STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Brian K. Stockton and Ashley Stockton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of July, 2023.

Notary Public

My commission expires: 3/23/27



(SEAL)

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 July 10, 2023.

Affiant

Date: 7/10/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 10th day of July, 2023.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY