Karen Johnson Davidson County
Batch# 1024831 DEEDWARR
07/11/2023 12:58:30 PM 4 pgs
Fees: $23.00 Taxes: $4,255.00
20230711-0053041

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. File No. 37664-05-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00. Affiant Subscribed and sworn to before me this 11th day of July, 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:	Send Tax Bills To:	Tax Information:
Mary Cypress Metz 131 Wentworth Avenue Nashville, TN 37215	Legacy Home Loans 1036 Stearman Dr. #6 White House TN 37188	Map and Parcel No.: 116 16 0B 014.00

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, Rhymes Walton Stabler and Caleb Prentice Stabler, wife and husband (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to Mary Cypress Metz, a single woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 131 Wentworth Avenue, Nashville, Davidson County, Tennessee 37215.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 11th day of July, 2023.

GRANTORS:

Rhymes Walton Stabler

Caleb Prentice Stabler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rhymes Walton Stabler and Caleb Prentice Stabler, 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, at office, this 11th day of July, 2023.

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6, 2025

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Second Revision The Iroquois Of Nashville, of record in Plat Book 6900, pages 61 and 62, as amended by Surveyor's Certificate of Correction of record in Book 8475, Page 511, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Caleb Prentice Stabler and Rhymes Walton Stabler, As Tenants By The Entirety, by Warranty Deed from Deborah H. Thomas, Married, of record in Instrument No. 20130604-0056570, in the Register's Office of Davidson County, Tennessee, dated May 31, 2013 and recorded on June 04, 2013.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for the year 2023 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Second Revision The Iroquois Of Nashville, as recorded in Plat Book 6900, Page(s) 61 and 62; as amended by Surveyor's Certificate of Correction of record in Book 8475, page 511.
3. Declaration of Covenants, Conditions and Restrictions recorded in Book 6657, Page 683, Book 6684, Page 243, amended in Book 6820, Page 732, Book 7523, Page 828 and in Instrument No. 20190214-0013903.
4. Easement for Water and Sewerage Services, recorded in Book 7154, Page 332 and Book 7154, Page 407.
5. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4154, Page 212, Book 4159, Page 136, Book 4197, Page 385 and Book 4154, Page 230.
6. Easement for Sanitary Sewer, recorded in Book 3432, Page 467.
7. Easement for Ingress and Egress, recorded in Book 2028, Page 234.
8. Easement for Old Right of Way to Abert Merefee in Chancery Court, recorded in Book 61, Page 307.
9. Storm Water Detention Agreement as set forth in instrument recorded in Book 6400, Page 650.

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 7/11/23 (date of document).

Affiant Signature

7/11/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of July, 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