WARRANTY DEED

MISTY M THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Expires 02-17-2027

Karen Johnson
Batch# 1031240
07/27/2023 08 11 46 AM
Fees $13 00 Taxes $2,406 85

Davidson County
DEEDWARR
2 pgs

20230727-0057826

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2023

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd , Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
David O Stalnaker and Sallie L Stalnaker, Trustees of the Stalnaker Family Trust of June 21, 2010, as amended and restated on June 27, 2018	David O Stalnaker and Sallie L Stalnaker, Trustees of the Stalnaker Family Trust of June 21, 2010, as amended and restated on June 27, 2018	181-07-0-A-072 00 CO
(NAME)	(NAME)	
9282 Barco Road	9282 Barco Road	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, **Robert Thomas Retersdorf and Madelyn Elizabeth Retersdorf, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David O. Stalnaker and Sallie L. Stalnaker, Trustees of the Stalnaker Family Trust of June 21, 2010, as amended and restated on June 27, 2018,** 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 Lot No 72, Final Plat, Autumn View, Formerly Brinkley Property Subdivision, Phase One, of record in Instrument No 20171117-0118274, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description

Being the same property that was conveyed to Robert Thomas Retersdorf and Madelyn Elizabeth Retersdorf, husband and wife, by Special Warranty Deed from NVR, Inc , a Virginia corporation T/A Ryan Homes, dated April 27, 2018, of record in Instrument No 20180501-0040981, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 9282 Barco Road, Brentwood, TN 37027

(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

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Instrument No. 20171117-0118274; Restrictions of record in Instrument No. 20171120-0119163; Articles of Incorporation/Charter of record in Instrument No. 20171120-0119162; Declaration of restrictions and covenants for stormwater facilities and systems of record in Instrument No. 20160706-0069069; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 14th day of July, 2023

Robert Thomas Retersdorf

Madelyn Elizabeth Retersdorf

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Robert Thomas Retersdorf and Madelyn Elizabeth Retersdorf, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained

WITNESS my hand and official seal at Franklin, Tennessee, this 14th day of July, 2023

Notary Public
My Commission Expires

File No 37633

