Karen Johnson Davidson County
Batch# 1031617 DEEDWARR
07/27/2023 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $4,516.87
20230727-0058001

37695

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230544681**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,220,777.00. Affiant Subscribed and sworn to before me, this 27th day of July, 2023. Notary Public My Commission Expires:

KELLY E. COX NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elizabeth Ramsey Hines 108 Pembroke Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 130-02-0-067.00

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, **George Bullard Stadler, Trustee of the George Bullard Stadler Living Trust, established by the Revocable Trust Agreement of George Bullard Stadler dated September 5, 2018** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Ramsey Hines, a single woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No.96 and the southerly 15 feet of Lot No. 95, on the Plan of Bransford Realty Company' s Belle Meade Golf Links Subdivision, of record in Plat Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee.

Said Lot No.96 and part of Lot 95 adjoin and fronts together 75 feet on the easterly margin of Pembroke Avenue and extends back between parallel lines 190 feet to a dead line.

Being the same property conveyed to GEORGE B. STADLER, by deed from LEIGH BROWN WYLIE NKA LEIGH BROWN, of record in Instrument No. 20171024-0109142 , dated October 20, 2017 , said Register's Office.

Being further conveyed to GEORGE BULLARD STADLER, TRUSTEE OF THE GEORGE BULLARD STADLER LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF GEORGE BULLARD STADLER DATED SEPTEMBER 5, 2018 by quitclaim deed from GEORGE BULLARD STADLER, of record as Instrument No. 20180910-0089260, dated September 5, 2018, said Register's Office.

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 record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 130-02-0-067.00.

Matters shown on the Plan of record in Plat Book 421, pages 94 and 95, said Register's Office. Restrictive Covenants contained in instrument of record in Instrument No. 20140331-0026356, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5420, page 852, said Register's Office.

This is improved property located at 108 Pembroke Avenue Nashville TN 37205

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 27th day of July, 2023.

The George Bullard Stadler Living Trust, established by the Revocable Trust Agreement of George Bullard Stadler dated September 5, 2018

George Bullard Stadler, Trustee

By: George Bullard Stadler, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George Bullard Stadler, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of The George Bullard Stadler Living Trust, established by the Revocable Trust Agreement of George Bullard Stadler dated September 5, 2018, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of July, 2023.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Tennessee Certification of Electronic Document

I, George Mueller, 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 7/27/23 (date of document).

Affiant Signature

7/27/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 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