Karen Johnson Davidson County
Batch# 1031689 DEEDWARR
07/27/2023 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $19,606.30
20230727-0058098

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,299,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/11/2024
(AFFIX SEAL)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

**PREPARED BY & RETURN TO:**
**Realty Title & Escrow Company, Inc.**
**206-A Cool Springs Blvd., Suite 104**
**Franklin, TN 37067**

**07-NSH23-06262**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| The 5655 Granny White Pike Trust dated July 17, 2023<br>5655 Granny White Pike<br>Brentwood, TN 37027 | The 5655 Granny White Pike Trust dated July 17, 2023<br>same as new owner | 159 00 0 018.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dean Stauffer and Shelagh Stauffer, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **The 5655 Granny White Pike Trust dated July 17, 2023**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the 7th formerly the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 6, in partition of the lands of Allen Colten, Jr., deceased, made December 31, 1859, of record in Book 208, Page 18, Register's Office of said County and part of an original 76.7 acre tract, described according to a survey made by James A. Hamilton, Jr., Surveyor, May 29, 1948 and revised June 14, 1948, as follows:

Beginning at a point in the center of the Granny White Pike, 449.65 feet Northerly from the intersection of the center line of said Granny White Pike and the center line of Old Hickory Boulevard, said point being the Northeast corner of a tract of land owned by A. J. Arling; thence with Arling's Northern boundary line, North 73 degrees 30 minutes West 500 feet to the common corner of the lands owned by Vernon D. Massie, Robert L. McCall and the said A. J. Arling; thence with the Eastern boundary line of said Massie Tract; North 0 degrees 40 minutes West 200 feet to an iron pin; thence South 74 degrees 02 minutes East 517.4 feet to a pin in the center of said Granny White Pike; thence with the center of said Granny White Pike, South 4 degrees 28 minutes West 200 feet to the beginning.

Less and Except that portion conveyed to the Metropolitan Government of Nashville and Davidson County, as Instrument No. 20020326-0036823, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dean Stauffer and Shelagh Stauffer, husband and wife, by Warranty Deed from Pacific Coast Properties LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220921-0104752, in the Register's Office of Davidson County, Tennessee, dated September 09, 2022 and recorded on September 21, 2022.

Being the same property conveyed to Pacific Coast Properties, LLC a Tennessee Limited Liability, by Quitclaim Deed from Dino Elefante and Coni Elefante, husband and wife, of record in Instrument No. 20220824-0095743, in the Register's Office of Davidson County, Tennessee, dated August 24, 2022 and recorded on August 24, 2022.

Being the same property conveyed to Dino Elefante and Coni Elefante, husband and wife, by Warranty Deed from Melyssa L. Gaw, married, of record in Instrument No. 20191206-0126391, in the Register's Office of Davidson County, Tennessee, dated December 06, 2019 and recorded on December 06, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 5655 Granny White Pike, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 24th day of July, 2023

Dean Stauffer

Dean Stauffer

Shelagh Stauffer

Shelagh Stauffer

STATE OF Montana

COUNTY OF Fergus

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Dean Stauffer and Shelagh Stauffer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Lewistown, MT, this 24th day of July, 2023.

Julie Hartman

Notary Public

My Commission Expires: 3-30-2027

JULIE HARTMAN
Notary Public
for the State of Montana
Residing at:
Lewistown, Montana
My Commission Expires:
March 30, 2027

JULIE HARTMAN NOTARIAL SEAL STATE OF MONTANA

*Please Return to:*

**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

Certificate of Authenticity

I, Elizabeth Yerger, 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 **July 24, 2023**.

Affiant Signature

**July 27, 2023**

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

**27th** day of **July**, 20**23**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

