Karen Johnson Davidson County
Batch# 1056003 DEEDWARR
10/02/2023 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,550.30
20231002-0076929

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,000.00.

Affiant

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 3, 2024

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 6/3/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John E. Troy	FirstBank	Parcel ID: 118 04 0A 002.00
(NAME) 2239B Kline Ave.	(NAME) 722 Columbia Avenue	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Rizart Stafa, a married person Awndria Baker, a married person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John E. Troy, an unmarried man,** 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 Unit No. B on the Plan of 2239 Kline Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 2239 Kline Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20081114-0112594, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of 2239 Kline Avenue Townhomes, as shown on Exhibit "C" to the Declaration of Covenants of record in instrument No. 20081114-0112594, for a more complete identification and description of said unit.

Being the same property conveyed to Franklin J. Donsbach, a single man by Warranty Deed from Craighead Development, LLC, a Tennessee limited liability company dated November 14, 2008 and recorded on November 18, 2008 in Instrument No. 20081118-0113645, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jennifer J. Stradtman, a married woman by Quitclaim Deed for Exchange of Property from Franklin J. Donsbach, an unmarried man dated November 8, 2021 and recorded on November 8, 2021 in Instrument No. 20211108-0148960, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Rizart Stafa and Awndria Baker, Tenants in Common with Right of Survivorship by Warranty Deed from Jennifer J. Stradtman, a married woman dated December 2, 2021 and recorded on December 8, 2021 in Instrument No. 20211208-0162840, Register's Office for Davidson County, Tennessee. Being corrected in Scrivener's Affidavit in Instrument No. 20211216-0166230 on December 16, 2021.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2239B Kline Ave., Nashville, TN 37211

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 our hands this 28th day of September, 2023

Rizart Stafa

Awndria Baker

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Rizart Stafa, a married person Awndria Baker, a married person, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of September, 2023.

Notary Public

My Commission Expires: 3/1/24

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 9/28/2023.

Date

Tonya Loftin

Affiant Signature

September 29, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 29th day of September, 2023.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)