Karen Johnson Davidson County
Batch# 1056322 DEEDWARR
10/02/2023 04:14:30 PM 3 pgs
Fees: $18.00 Taxes: $2,834.20
20231002-0077439

WARRANTY DEED

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $766,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF September, 2023

Notary Public

MY COMMISSION EXPIRES: 11/2/26

(AFFIX SEAL)

MST 2023-1080

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Aubrey Naile	James Aubrey Naile	092 09 3D 001.00
(NAME) 422 A 37th Ave N	422 A 37th Ave N (NAME)	
(ADDRESS) Nashville, TN 37209	Nashville, TN 37209 (ADDRESS)	
(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, **Alfred Gary Stubblefield, Jr and Alexis C. Stubblefield, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Aubrey Naile, a single 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. A on the Plan of Homes at 422 37th Avenue North, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20170227-0019496, as amended in Instrument Number 20170328-0030109, Register' s Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alfred Gary Stubblefield, Jr. and Alexis C. Stubblefield, husband and wife, by warranty deed of Daniel C. Moore and Stephanie M. Moore, husband and wife of record in Instrument #20210106-0002679, Register's Office, Davidson County, TN dated January 4, 2021, recorded January 6, 2021.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2023, constitute a lien against said property but are not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 332, Page 161, Register's Office for Davidson

County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170227-0019496, as amended in Instrument Number 20170328-0030109, Register's Office for Davidson County, Tennessee. Easement to the Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20010914-0100317, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 422 A 37th Ave N, Nashville, TN 37209
(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.

Witness my/our hand(s) this 28 DAY OF September, 2023.

Alfred Gary Stubblefield, Jr

Alexis C. Stubblefield

STATE OF Texas

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Alfred Gary Stubblefield, Jr and Alexis C. Stubblefield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~he/she~~/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28 day of September, 2023.

Notary Public

My commission expires: 10/19/2023

DAVID GREIG JOHNSON
Notary ID #130408316
My Commission Expires
October 19, 2023

(SEAL)

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 of document).

Affiant Signature

9/28/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28** day of **SEPTEMBER**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

