Warranty Deed

Karen Johnson Davidson County Batch# 1056816 DEEDWARR 10/03/2023 12:59:30 PM 3 pgs Fees: $18.00 Taxes: $6,216.00 20231003-0077730	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,680,000.00. Affiant Subscribed and sworn to before me, this the 5th day of September, 2023. Notary Public My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jameson Stafford and Deborah V. Harper	New owner	131-11-0E-00.100-CO
4224 Jamesborough Place	property	
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CARA ELIZABETH HIGHFIELD, AN UNMARRIED WOMAN, AND ALAN THOMPSON, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMESON STAFFORD, A SINGLE MAN AND DEBORAH V. HARPER, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 A, Jamesborough Place Condominium, recorded in Instrument No. 20070814-0097257, Register's of Deeds Office for Davidson County, Tennessee, and Amended and Restated Declaration of Covenants, Conditions and Restriction for Jamesborough Place Condominiums now known as Jamesborough Place Homes, a Horizontal Property Regime with Private Elements, recorded in Instrument No. 20181214-0121688, Register's Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive description.

Being the same property conveyed to Cara Elizabeth Highfield, unmarried woman; John M. Thompson, married man and Alan Marshall Thompson, unmarried man by Warranty Deed from David R. Henley and wife, Tina M. Henley, as tenants by the entireties of record in Instrument No. 20200311-0027523 Register's Office for Davidson County, Tennessee, dated March 06, 2020 and recorded on March 11, 2020.

Being the same property conveyed to Cara Elizabeth Highfield and Alan Thompson, wife and husband by Quitclaim Deed from Cara Elizabeth Highfield and Alan Marshall Thompson, wife and husband, and John M. Thompson of record in Instrument No. 20201201-0139384 Register's Office for Davidson County, Tennessee, dated November 23, 2020 and recorded on December 01, 2020. Final Divorce Decree in the Third Circuit Court for Davidson County, Tennessee (Docket No. 22D-1276).

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4224 Jamesborough Place, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of September, 2023.

Cara Elizabeth Highfield

Alan Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Cara Elizabeth Highfield and Alan Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of September, 2023.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3·3·25

Certificate of Authenticity

I, Emily Manno, 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 **9/5/23**.

Date

Affiant Signature

9/5/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **5** day of **September**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

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