This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number 7-2233-SL

Karen Johnson Davidson County
Batch# 1061149 DEEDWARR
10/17/2023 10 45 41 AM 2 pgs
Fees $13 00 Taxes $2,257 00

20231017-0081371

STATE OF TENNESSEE
COUNTY OF Williamson

MELODY CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $610,000 00

Hillary D Smith
Affiant

Subscribed and sworn to before me, this the 12th day of October, 2023

Melody Campbell
Notary Public
My Commission Expires 12-18-23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lisa Walker 9168 Carissa Drive Brentwood, TN 37027	SAME AS NEW OWNER	181-11-0B-104 00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **David O. Stalnaker and Sallie L. Stalnaker, Trustees of Stalnaker Family Trust of June 21, 2010**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lisa Walker**, 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 Lot No 104 on the Plan of Final Plat of Concord Place II, Phase 3 of record in Plat at Instrument No 20080808-0082075, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David O Stalnaker and Sallie L Stalnaker, trustees of the Stalnaker Family Trust of June 21, 2010 by Warranty deed from Jeremy S Harrell and Michelle L Harrell, husband and wife of record in Instrument No 20150831-0088049 Register's Office for Davidson County, Tennessee, dated August 28, 2015 and recorded on August 31, 2015 (Value of consideration shown in aforementioned deed $299,000 00)

This is ☒ improved or ☐ unimproved property located at **9168 Carissa Drive, Brentwood, TN 37027.**

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions, and 6) other matters of public record

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 Whenever used, the singular number 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 12th day of October, 2023

GRANTOR

Stalnaker Family Trust of June 21, 2010

By David O Stalnaker
David O Stalnaker, Trustee

By Sallie L. Stalnaker
Sallie L Stalnaker, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David O Stalnaker and Sallie L Stalnaker, Trustees of Stalnaker Family Trust of June 21, 2010, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 12th day of October, 2023

Notary Public
My Commission expires 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY