WARRANTY DEED

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $830,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/2/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sally Ann Ditenhafer and Christopher Miller Ryan	Sally Ann Ditenhafer & Christopher Miller Ryan	117-08-0-058.00
(NAME)	(NAME)	
1713 Gale Lane	1713 Gale Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 Patrick Cody Stewart and Laura Milam, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Sally Ann Ditenhafer, unmarried, and Christopher Miller Ryan, unmarried, as tenants in common with the right of survivorship, hereinafter called the GRANTEE(S), his/her/their 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 Part of Lot Nos. 24 and 25 on the Plan of Changed Plan of the subdivision of Lot Nos. 11, 12, 13, 14 and 15 in the Belmont Terrace Annex No. 1 of record in Plat Book 547, Page 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot Nos. 24 & 25 adjoin and front together on the Southwesterly margin of Gale Lane and extend back 100 feet, more or less, on the Northwesterly line and 107.2 feet, more or less, on the Southeasterly line to a deal line in the rear, measuring 45.6 feet thereon.
Being the same property conveyed to David Sansom and Jessica A. Sansom, husband and wife by Warranty Deed from Christopher Michael Davis and Yasamin Davis, husband and wife, dated 06/12/2019, of record in Instrument No. 20190613-0057135, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles H. Geny, Sr., a married man by Warranty Deed from Jessica A. Sansom and David Sansom, wife and husband, dated 06/17/2022, of record in Instrument No. 20220628-0073924, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patrick Cody Stewart, an unmarried man by Warranty Deed from Charles H. Geny, Sr., a married man, dated 08/09/2022, of record in Instrument No. 20220810-0090993, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1076958 DEEDWARR
11/30/2023 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20231130-0092571

202311300092571

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1713 Gale Lane, Nashville, TN 37212

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 10 day of November, 2023.

Patrick Cody Stewart

Laura Milam

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patrick Cody Stewart and Laura Milam, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10 day of November, 2023.

STEVEN SUMMERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

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 11/29/2023 (date of document).

Affiant Signature

11/29/2023
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

