Karen Johnson Davidson County
Batch# 1082639 DEEDWARR
12/15/2023 01:46:30 PM 4 pgs
Fees: $23.00 Taxes: $3,681.50
20231215-0096999

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 37939-10-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $995,000.00. Eileen L. Connelly Affiant Subscribed and sworn to before me this 15th day of December, 2023. Notary Public My Commission Expires: GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Eileen L. Connelly 4231 Stammer Place Nashville, TN 37215	New Owner ←	Map and Parcel No.: 131023A01200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, John Veith and Kendal Veith f/k/a Kendal Wilson, husband and wife (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to Eileen L. Connelly, a single woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4231 Stammer Place, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 15th day of December, 2023.

GRANTOR:

John Veith

Kendal Veith f/k/a Kendal Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Veith and Kendal Veith f/k/a Kendal Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2023.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Stammer Parke, of record in Instrument No. 20140226-0016530, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Stammer Parke, a horizontal property regime with private elements established by the Master Deed of record in Instrument No. 20071018-0123611, amended in Instrument No. 20110808-0060835, and amended and restated in Instrument No. 20140225-0016083, as amended in Instrument No. 20170308-002952, as corrected in Instrument No. 20170323-0028469 and Instrument No. 20170830-0089266, further amended in Instrument No. 20180517-0047294, Instrument No. 20190424-0037713, and Instrument No. 20201112-013289, Register's Office for Davidson County, Tennessee, said Lot being depicted on the Site Plan attached as Exhibit "D" to the aforementioned Amended and Restated Master Deed.

Being the same property conveyed to Kendal Wilson and Charles W. Brinkley, Jr., as tenants in common with right of survivorship, by Quitclaim Deed dated March 30, 2018 from K. Thomas Sidwell, Trustee, of record in Instrument No. 20180402-0030051, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 24, 2021 of record in Instrument No. 20210413-0049293, Register's Office for Davidson County, Tennessee, Charles W. Brinkley, Jr. conveyed his interest in subject property to John Veith and Kendal Wilson, husband and wife. Kendal Wilson having since changed her name to Kendal Veith.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for 2024 and subsequent years, a lien, not yet due and payable, which are assumed by Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Stammer Parke, of record in Instrument No. 20071018-0123611, amended in Instrument No. 20110808-0060835, and amended and restated in Instrument No. 20140225-0016083, as amended in Instrument No. 20170308-002952, as corrected in Instrument No. 20170323-0028469 and Instrument No. 20170830-0089266, further amended in Instrument No. 20180517-0047294, Instrument No. 20190424-0037713, and Instrument No. 20201112-013289, , Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Instrument No. 20140226-0016530, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 1424, page 23, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Instrument No. 20070302-0025677, Register's Office for Davidson County, Tennessee.
7. All matters shown on the Site Plan attached as Exhibit "D" to the Amended and Restated Master Deed of record in Instrument No. 20140225-0016083, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 12/15/23 (date of document).

Affiant Signature

12/15/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of December, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY