WARRANTY DEED

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

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

LR-BMR-23-720

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/6/2026 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1091330 DEEDWARR
01/12/2024 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20240112-0002898

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amelie France Laurence Deffrennes and Benjamin Louis Stager	NEW OWNERS	
(NAME) **720 May Drive**	(NAME) 720 MAY DRIVE	**043-02-0-114.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) MADISON, TN 37115	
(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 consideration, the receipt of which is hereby acknowledged, **TBH PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENJAMIN L. STAGER AND AMELIE F. DEFFRENNES, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Farview, Section Three, of record in Plat Book 3700, Page 113, Register's Office for said County, and described as follows:

Said Lot No. 95 fronts 73 feet on the Easterly side of May Drive and extends back between parallel lines, 140 feet to a dead line.

Tract II:

Land in Davidson County, Tennessee, and being a portion of Reserved Parcel B on the Plan of Farview, Section Three, of record in Plat Book 3700, Page 113, Register's Office for said County, described as follows:

Beginning at an iron pin at the Easternmost common corner of Lots 94 and 95 of Farview, Section Three; thence with the Easterly line of Lot 95, North 21 degrees 31 minutes 00 seconds West 73.00 feet to an iron pin; thence leaving the Easternmost common corner of Lots 95 and 96, North 68 degrees 26 minutes 57 seconds East 146.27 feet to an iron pin; thence South 17 degrees 20 minutes 02 seconds East 73.20 feet to an iron pin; thence South 68 degrees 26 minutes 57 seconds West 140.93 feet to the point of beginning, containing 0.24 acres, more or less.

Being the same property conveyed to David A. Hines, married by Warranty Deed from Scott Brisson, married of record in Instrument No. 20190724-0072801 Register's Office for Davidson County, Tennessee, dated July 23, 2019 and recorded on July 24, 2019.

Being the same property conveyed to TBH Properties, LLC, A Tennessee Limited Liability Company by Quitclaim Deed from David A. Hines, married of record in Instrument No. 20210714-0094800 Register's Office for Davidson County, Tennessee, dated July 12, 2021 and recorded on July 14, 2021.

This conveyance is subject to:
- Taxes for the year 2023, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 113, as amended in Book 4185, Page 234, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4114, Page 452, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and/ or Storm Drainage of record in Book 7426, Page 291, in the Register's

Office for Davidson County, Tennessee.
• Easement for TVA Transmission Line of record in Book 3700, Page 113, in the Register's Office for Davidson County, Tennessee.
• As Stated in Deed in Book 11167, Page12, Mortgage Loan Inspection Prepared by John Kohl and Company P.C dated October 9, 1998, indicates 1.5 feet of Neighbor's Asphalt Drive and Fence line Exceed the property line
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **720 May Drive, Madison, Tennessee 37115**.

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), their heirs and 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), 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 the 11th DAY OF JANUARY, 2024.

TBH Properties, LLC

BY:_____
Jonathan Arbuckle
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN ARBUCKLE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of TBH PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th of January, 2024.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **January 11, 2024**.

Date

Affiant Signature

January 12, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **12** day of **January**, 20**24**.

Notary's Signature

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

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)