This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22017-RR

Karen Johnson Davidson County
Batch # 1094153 DEEDWARR
01/25/2024 02:45:11 PM 2 pgs
Fees: $13.00 Taxes: $2,497.50
20240125-0005221

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $675,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of January, 2024.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public
My Commission Expires:

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Juan Jimenez and Emily Gallagher 5012 Stillwood Drive Nashville, TN 37220	Legacy Home Loans, LLC dba Steadfast Mortgage 1034 Stearman Dr. Ste 6 White House, TN 37188	146 11 0 095.00

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, **Douglas E. Bontrager and Cathy F. Bontrager, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Juan Jimenez and Emily Gallagher, husband and wife**, 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. 162, and the Northwest triangular part of Lot No. 163 on the Plan of Section One Revised, Crieve Hall Estates, as of record in Plat Book 1835, Pages 122, 123 and 124, Register's Office for said County, Tennessee, to Which plat reference is hereby made for a more complete and accurate legal description.

BEGINNING at a point in the easterly margin of Stillwood Drive, at the northwest corner of the property conveyed to Sue B. Jones, by deed from Crieve Hall Estates, Inc., as of record in Book 2278, page 143, Register's Office; thence with the margin of said Drive, northerly 198.45 feet to the point at the beginning of a curve; thence around said curve, northeasterly 39.27 feet to a point in the southerly margin of Arrowwood Drive; thence with the margin of the same, easterly 199.55 feet to a point; thence southerly 140 feet to a point at the northeast corner of the property conveyed to Sue B. Jones, above referred to; thence with Jones' northerly line, westerly 268.9 feet to the point of beginning.

Being the same property conveyed to Douglas E. Bontrager and wife, Cathy F. Bontrager, by Warranty Deed from Roger M. Smith and wife, Suzann R. Smith, of record in Book 10074, Page 223, in the Register's Office of Davidson County, Tennessee, dated April 14, 1996 and recorded on June 04, 1996.

This is improved property located at: **5012 Stillwood Drive, Nashville, TN 37220**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 24th day of January, 2024.

GRANTOR:

Douglas E. Bontrager

Cathy F. Bontrager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Douglas E. Bontrager and Cathy F. Bontrager, 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 24th day of January, 2024.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024