RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 2-22093-mc

Karen Johnson Davidson County
Batch# 1098687 DEEDWARR
02/07/2024 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20240207-0008542

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $395,000.00.

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me this 6th day of February, 2024.

Notary Public
My Commission Expires: 3-6-2024

2024-8

Address of New Owner:	Send Tax Bills to:	Tax Information:
Joseph Stoehr and Rebecca Stoehr	Primis Mortgage	
2704 Traughber Drive	1427 Energy Park DR	073-13-0-145.00
Nashville, TN, 37206	Saint Paul, MN 55108	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Christopher Lee Thrift, widower,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Joseph D. Stoehr, an unmarried man, and Rebecca Stoehr, a married woman, as tenants in common,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 48 on the Plan of Mailan Heights, as shown by plat of record in Plat Book 1835, Page 90, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Russell Lee Wagner by Deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 8709, Page 14, Register's Office for Davidson, Tennessee, dated August 20, 1992 and recorded on August 24, 1992.

Being the same property conveyed to Russell Wagner by Quitclaim Deed from Russell Lee Wagner of record in Instrument No. 20031007-0148340, Register's Office for Davidson, Tennessee, dated September 29, 2003 and recorded on October 7, 2003.

Being the same property conveyed to Russell Lee Wagner and Christopher Lee Thrift by Quitclaim Deed from Russell Wagner of record in Instrument No. 20161213-0130310, Register's Office for Davidson, Tennessee, dated December 2, 2016 and recorded on December 13, 2016.

Russell Lee Wagner and Christopher Lee Thrift married as of October 15th, 2016. Russell Lee Wagner having sinced died on February 22, 2023 leaving his spouse, Christopher Lee Thrift as surviving tenant by entirety.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2704 Traughber Drive, Nashville, TN 37206.**

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. 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 our hands this 6th day of February, 2024.

Christopher Lee Thrift

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher Lee Thrift, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of February, 2024.

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026



- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 2/6/24 (date of document).

Kirsten Virden

Affiant Signature

Date: 2/6/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of February, 2024.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

