Karen Johnson Davidson County
Batch # 1100163 DEEDWARR
02/12/2024 02:34:53 PM 4 pgs
Fees: $23.00 Taxes: $2,275.50
20240212-0009744

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Ivey Title, LLC Ref: (DW) Title No.: 62984
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sarah Elizabeth Stouder 3743 Chesapeake St. NW Washington, DC 20016	Bank of America, N.A. P. O. Box 650070 Dallas, TX 75265-0070

TAX MAP PARCEL NUMBERS: 07800003500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$615,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Floie J. Stouder and Kirsten Friedman,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Sarah Elizabeth Stouder** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 13th Civil District of Davidson County, Tennessee, described partly according to a loan survey by John Kohl, dated March 6, 1979, as follows:

Beginning at a point in the southeasterly margin of Tidwell Hollow Road, said point being 1704.9 feet northeasterly from the easterly margin of Old Hickory Boulevard; thence south 29 degrees 15' east 1445 feet to a iron pin; thence north 70 degrees 30' east 320 feet to an iron pin; thence north 66 degrees 20' 20" east 268.39 feet to a point; thence north 40 degrees 31' west 1569.74 feet to a point in the southeasterly margin of Tidwell Hollow Road; thence with the margin of said road, south 49 degrees 29' west 205.1 feet to the beginning of a slight curve; thence around said curve having a radius of 1066.9 feet southwesterly 114.9 feet to the beginning, containing 15.35 acres, more or less.

Being the same property conveyed to Dennis A. Stouder, unmarried, by Warranty deed from Wilburn Earl Harrison and wife, Patricia Louise Harrison, dated April 4, 1979 and recorded on April 6, 1979, of record in Book 5416, page 935, Register's Office for Davidson County, Tennessee. The said Dennis A. Stouder has since died. The Last Will of Dennis A. Stouder of record in Docket No. 22P1134, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Sarah Stouder, Floie Jane Stouder and Kirsten Lee Friedman and appointed the said Sarah Stouder as Executor under said Will. By Quitclaim Deed dated February 3, 2023, recorded February 9, 2023, of record in Instrument No. 20230525-0039610, said Register's Office, subject property was conveyed to Sarah E. Stouder, Floie J. Stouder and Kirsten Friedman.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2024, and subsequent years; No insurance is afforded as to the amount of acreage contained herein.

This is improved property, known as 5336 Tidwell Hollow Road, Nashville, TN 37218

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF as to the date shown in the notary acknowledgment.

Floie J. Stouder

Floie J. Stouder

State of Indiana

County of Allen

On this 7th day of February, 2024, before me the undersigned authority, personally appeared Floie J. Stouder, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 9.1227

NOTARY PUBLIC SEAL INDIANA

TRICIA McKENNA, Notary Public
Allen County, State of Indiana
Commission Number NP0722381
Commission Expires September 12, 2027

WITNESS THE EXECUTION HEREOF as to the date shown in the notary acknowledgment.

Kirsten Friedman

Kirsten Friedman

State of Colorado

County of El Paso

On this 7th day of February, 2024, before me the undersigned authority, personally appeared Kirsten Friedman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Sandra Isaacs

Notary

My Commission Expires: 01/27/2028

SANDRA ISAACS
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20164003074
MY COMMISSION EXPIRES JAN 27, 2028

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $615,000.00.

Affiant

Sworn and subscribed before me this 9 day of February, 2024.

Notary

My Commission Expires:

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024