Karen Johnson Davidson County
Batch# 1102264 DEEDWARR
02/20/2024 09:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240220-0011207

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(3)(F). Affiant Sworn to and subscribed before me this February 10 2024. Notary Public Comm Exp: 03/03/2025

SADIQUA HAMDAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This Instrument Prepared by: Robert M. Pautienus III, Esq.
Title Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
STUART L. PRICE and SUZANNE S. PRICE, Trustees		
PRICE FAMILY TRUST dated January 24, 2024	SAME AS NEW OWNER	157 00 0 118.00
6521 Radcliff Drive		
Nashville, Tennessee 37221		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, STUART L. PRICE and wife, SUZANNE S. PRICE, (Grantors), do hereby transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to STUART L. PRICE and SUZANNE S. PRICE, Trustees of the PRICE FAMILY TRUST dated January 24, 2024 (Grantees), and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) No. 68, as shown on the map entitled the Plan of Section Two, Devonshire Manor, of record in Plat Book 5200, page 242, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to STUART L. PRICE and wife, SUZANNE S. PRICE by H. LOUIS OBERSTEADT and wife, MARY I. OBERSTEADT, by Warranty Deed of record in Instrument No. 20080807-0081437, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (i), any lien, but not yet due and payable; (ii) Matters shown on the Plan of record in Plat Book 5200, page 242, said Register's office; (iii) Restrictive covenants contained in instrument of record in Book 5580, page 507, said Register's Office; (iv) and all easements and restrictions

of record, (v) the lien for property taxes that are not delinquent; (vi) any matters shown on any applicable plat and (vii) all matters that would be revealed by an accurate survey of the Property.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

The property is known as 6521 Radcliff Drive, Nashville, Tennessee 37221

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on the 10TH day of FEBRUARY, 2024.

STUART L. PRICE

Suzanne Price

SUZANNE S. PRICE

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 STUART L. PRICE and SUZANNE S. PRICE, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, Tennessee, this 10 day of February 2024 2024.

NOTARY PUBLIC

My Commission Expires: 03/03/2025

SADIQUA HAMDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, 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 February 10, 2024

2/10/24

ROBERT M. PAUTIENUS III, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 10th day of February, 2024.

Notary Public

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025