Karen Johnson Davidson County
Batch# 1115088 DEEDWARR
03/26/2024 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $3,163.50
20240326-0020804

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $855,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-9-26 (AFFIX SEAL)

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

JM-TAG-24-701-703

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)
Michael Chase Black and Brittini Coker Black	**NEW OWNER**	
(NAME)	(NAME)	
701 & 703 Ward St		**071-12-0-353.00 LOT 1** **071-12-0-352.00 LOT 2** **071-12-0-352.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **RYAN LEE STACKHOUSE AND ANGELA MICHELLE STACKHOUSE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL CHASE BLACK AND BRITTINI COKER BLACK, 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:

Land in Davidson County, Tennessee, being Lot No. 1 and 2 on the Plan of Final Plat of Jones Estates of record in Plat at Instrument No. 20180606-0054431, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ryan Lee Stackhouse and Angela Michelle Stackhouse, Co-Trustees of The Ryan Lee Stackhouse Living Trust, by Warranty Deed from Beverly C. Fizer, unmarried, of record in Instrument No. 20160302-0019857 Register's Office for Davidson County, Tennessee, dated February 26, 2016 and recorded on March 02, 2016. (Value of consideration shown in aforementioned deed $170,000.00.)

Being the same property conveyed to Ryan Lee Stackhouse and Angela Michelle Stackhouse, husband and wife, by Quitclaim Deed from Ryan Lee Stackhouse and Angela Michelle Stackhouse, Co-Trustees of The Ryan Lee Stackhouse Living Trust, of record in Instrument No. 20190506-0042378 Register's Office for Davidson County, Tennessee, dated May 02, 2019 and recorded on May 06, 2019. (Value of consideration shown in aforementioned deed $0.00.)

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record in Plat Book 161, Page 116, Register's Office for Davidson County, Tennessee.
- Plan of record as Instrument Number 20180606-0054431, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **701 & 703 Ward St, Nashville, Tennessee 37207**.

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 21st DAY OF MARCH, 2024.

Ryan Lee Stackhouse

Angela Michelle Stackhouse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 21st of March, 2024.

Notary Public
My Commission Expires: 10/16/2024
(SEAL)

LINDSEY CHRISTIANSEN
Notary Public, State of Texas
Comm. Expires 10-16-2024
Notary ID 132733292

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 21st of March, 2024.

Notary Public
My Commission Expires: 10/16/2024
(SEAL)

LINDSEY CHRISTIANSEN
Notary Public, State of Texas
Comm. Expires 10-16-2024
Notary ID 132733292

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

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 3-25-24.

Affiant Signature

3-25-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 25 day of March, 2024.

Notary Signature

My Commission Expires: 5-9-26

