Karen Johnson Davidson County
Batch# 1123190 DEEDWARR
04/16/2024 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $13,320.00
20240416-0026900

THI
Cha
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240347139

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,600,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of April, 2024.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stephen M. Woolbert and Heather A. Woolbert 4 Windmill Lane Trumbull, CT 06611	New Owner	Tax Parcel ID No. 118-14-0-159.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gabrielle S. Chaffin n/k/a Gabrielle Staggs** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen M. Woolbert and Heather A. Woolbert, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 76, as shown on the map entitled Additions & A Revision of Brookhaven Estates, of record in Plat Book 2133, page 49, a revision of Plat Book 1835, page 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to PATRICK S. CHAFFIN AND GABRIELLE S. CHAFFIN, HUSBAND AND WIFE, by deed from STONE OAK BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20180910-0089208, dated September 7, 2018, said Register's Office.

Being the same property conveyed to Gabrielle S. Chaffin by Quitclaim Deed from Patrick S. Chaffin of record in Instrument No. 20240401-0022201, said Register's Office.

Gabrielle S. Chaffin is now known as Gabrielle Staggs.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 118-14-0-159.00.

Matters shown on the Plan of record in Plat Book 2133, page 49, a revision of Book 1835, page 51 , said Register's Office.

Restrictive Covenants contained in instrument of record in Book 1786, page 501, and in Book 1969, page 609, said Register's Office.

This is improved property located at 910 Evans Road Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 15th day of April, 2024.

Gabrielle Staggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 15th day of April, 2024.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

True Copy Certification

I, John W. Bishop, 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 this the 15 day of April, 2024.

Affiant Signature
Date 4/15/2024

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of April, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026