THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-7113-WE

Karen Johnson
Batch # 1126038
04/23/2024 10:25:17 AM
Fees: $13.00 Taxes: $2,830.50

Davidson County
DEEDWARR
2 pgs

20240423-0029087

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 765,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF April, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Broom and Kayla G. Smith	Legacy Home Loans dba Steadfast Mortgage	
4912 Montclair Drive	2 Cadillac Drive	146-08-0-165.00
Nashville, TN 37211	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Chase Stejskal and Allison Stejskal, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeremy Broom and Kayla G. Smith, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 426 on the Plan of Crieve Hall Estates, Section Six, of record in Plat Book 2331, Page (s) 1 and 2, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Northerly margin of Fieldcrest Drive at the corner of Lots Nos. 425 and 445; thence Westerly with the margin of said Drive 130 feet to a concrete monument at the beginning of a curve; thence around said curve in a Northwesterly direction 31.42 feet to a concrete monument in the Easterly margin of Montclair Drive; thence Northerly with said Drive 130 feet to the common corner of Lot Nos. 426 and 427; thence Easterly along the line between said lots 150 feet to a concrete monument in the West line of Lot No. 445; thence Southerly with the line between Lot Nos. 445 and 426, 150 feet to the point of beginning.

Being the same property conveyed to Stevie Jordan Taylor, unmarried woman by Warranty deed from Caleb Gregory and Katie Gregory, husband and wife of record in Instrument No. 20171219-0129261 Register's Office for Davidson County, Tennessee, dated December 15, 2017 and recorded on December 19, 2017.

Being the same property conveyed to Raymond J. Hendricks and Arlene A. Hendricks, husband and wife by Warranty deed from Stevie Jordan Taylor, unmarried woman of record as Instrument Number 20220420-0045774, Register's Office for Davidson County, Tennessee, dated April 18, 2022 and recorded on April 20, 2022.

Being the same property conveyed to Chase Stejskal and Allison Stejskal, husband and wife by Warranty Deed from Raymond J. Hendricks and Arlene A. Hendricks, husband and wife of record in Instrument No. 20230803-0060067 Register's Office for Davidson County, Tennessee, dated August 02, 2023 and recorded on August 03, 2023.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **4912 Montclair Drive, Nashville, TN 37211**

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 the 22 day of April, 2024.

Chase Stejskal

Allison Stejskal

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 **Chase Stejskal,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 22 day of April, 2024.

My Commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Notary Public

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 **Allison Stejskal,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 22 day of April, 2024.

My Commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Notary Public