Karen Johnson Davidson County
Batch# 1141380 DEEDWARR
06/03/2024 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20240603-0040749

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH24-07630

Address of New Owner:	Send Tax Bills to:	Tax Information:
Joel Garner Lee and Helen Farnsworth Lee, 6674 River Road Pike Nashville, TN 37209	FirstBank 722 Columbia Avenue Franklin, TN 37064	101 00 0 167.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Janet Echols Stansel and husband, Ray P. Stansel**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Joel Garner Lee and Helen F. Lee, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I:

Land in Davidson County, Tennessee, being Tract No. 2 on the Plan of Stevens Subdivision, of record in Plat Book 5200, Page 358, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said tract.

Tract II:

Land in Davidson County, Tennessee, being described as follows: Beginning at a new iron pin, 415.25' from the Easterly right-of-way Gower Road and being in the Southerly property line of Gary L. Hess as of record in Deed Book 9623, Page 985,
Thence: With a new line S 17-16-50 W, 372.22' to a new pin
Thence: S 62-46-23 E 31.12' to an iron pin
Thence: N 12-54-59 E 378.14' to an iron pin
Thence: N 56-16-18 W, 1.95' to a new iron pin, containing 10,909.58 square feet more or less as per a survey by C&K Surveyors dated March 10, 2005.

Being the same property conveyed to Janet Echols Stansel and husband, Ray P. Stansel, by Warranty Deed from Celia L. Woolverton, a single woman, of record in Instrument No. 20100518-0038288, in the Register's Office of Davidson County, Tennessee, dated May 14, 2010, and recorded on May 18, 2010.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 6674 River Road Pike, Nashville, TN 37209

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 seised 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.

WITNESS my hand this 31st day of May, 2024

Janet Echols Stansel by Ray P Stansel Attorney-in-Fact

Janet Echols Stansel by Ray P Stansel, Attorney-in-Fact

Ray P Stansel

Ray P. Stansel

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ray P Stansel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Janet Echols Stansel and that he/she is authorized by Janet Echols Stansel to execute this instrument on his/her behalf.

Witness my hand and seal at Brentwood, Tennessee, this 31st day of May, 2024.

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 06.14.25

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 31 day of May, 2024.

Affiant Signature
Date 5/31/2024

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31 day of May, 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