Karen Johnson Davidson County
Batch# 1143818 DEEDWARR
06/05/2024 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $7,326.00
20240605-0042240

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-3411-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,980,000.00.

Affiant

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

Subscribed and sworn to before me, this the 5th day of June, 2024.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bette Parolini and Thomas Stumb, Jr. 1706 A Stokes Lane Nashville, TN 37215	Legacy Home Loans, LLC DBA Steadfast Mortgage 1036 Stearman Drive, Suite 6 White House, TN 37188	117 07 2C 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Michael Raymond Miller and Lindsay Ann Miller, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Thomas S. Stumb and Bette Anne Parolini, 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 a certain private element unit situated in Davidson County, Tennessee, and being further known as Unit A, together with the appurtenant common elements of 1706 STOKES LANE, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 1706 STOKES LANE, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20191003-0101310, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The Easements, Restrictive Covenants, Conditions and Regulations imposed upon and relating to the units, property, co-owners and tenants of 1706 STOKES LANE provided in said Declaration, together with the By-Laws appended thereto, the site plan filed as Exhibit to said Declaration, and the undivided percentage interest in the Common elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Michael Raymond Miller and Lindsay Ann Miller, husband and wife, by Warranty Deed from Chandelier Development, Inc., a Tennessee Corporation, of record in Instrument No. 20210506-0061252, in the Register's Office of Davidson County, Tennessee, dated May 04, 2021, and recorded on May 06, 2021.

This is improved property located at: **1706 A Stokes Lane, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 29th day of May, 2024.

GRANTOR:

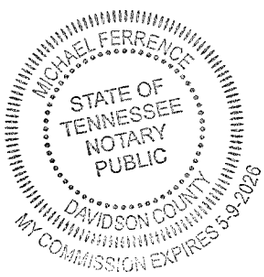
Michael Raymond Miller

Lindsay Ann Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Raymond Miller and Lindsay Ann Miller, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of May, 2024.



Notary Public
My Commission expires: 5-9-2026

202406050042240

True Copy Certification

I, **Tammy Carney,** 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 ~~IDA~~ 29th day of ~~June~~ May, 2024.

Affiant Signature

Date 6/5/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

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