Name and Address of New Owner:
Kendall M. Stempel
1237 Sunnymeade Drive
Nashville, TN 37216

Send Tax Bills To:
NEW OWNER

Karen Johnson Davidson County
Batch# 1147348 DEEDWARR
06/14/2024 01:28:30 PM 4 pgs
Fees: $23.00 Taxes: $1,924.00
20240614-0044753

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 061-16-0-262-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Matthew David Krieg, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kendall M. Stempel, a single person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 67, Block D, on the Plan of Resubdivision of Sunnymeade, Unit No. 1, Subdivision of Sunnymeade, Unit 2, as of record in Book 874, pages 56 and 57, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eric Edward Sharpe and Linda Sue Sharpe by Quit Claim Deed from Charles Franklin Sharpe Jr. of record as Instrument No. 20070802-0092063 in the Register's Office for Davidson County, Tennessee, dated July 31, 2007 and recorded on August 2, 2007.

Eric Edward Sharpe first having deceased leaving his interest to his wife, Linda Sue Sharpe.

The said Linda S. Sharpe has since departed this life on January 7, 2023, as evidenced by the Affidavit of Heirship of record in Instrument No. 20230526-0039786, in the Register's Office for Davisdson County, Tennessee, leaving Matthew David Krieg as the only living heir.

Parcel Number 061-16-0-262-00
Being also known as 1237 Sunnymeade Drive, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of June, 2024.

Matthew David Krieg (SEAL)
Matthew David Krieg

STATE OF Florida
COUNTY OF Miami-Dade

On this 13th day of June, 2024, before me personally appeared Matthew David Krieg, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed. via physical presence. tm

Witness my hand, at office, this 13th day of June, 2024.

Notary Signature
My commission expires: April 19, 2027

ANGELA J MESA
Notary Public - State of Florida
Commission # HH 381984
My Comm. Expires Apr 19, 2027
Bonded through National Notary Assn.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

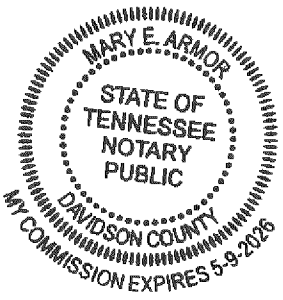
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $520,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
13th day of June, 2024.

Notary Public
My commission expires:_____
File No. 2024-6968-TS



Tennessee Certification of Electronic Document

I, Regina Sullo, 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 June 13 2024 (date of document)

Regina Sullo

Affiant Signature

June 14 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 14th day of June, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202406140044753