THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P24-7445-WE	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 2024. Notary Public MY COMMISSION EXPIRES: 11-8-27 (AFFIX SEAL)

JAMES K. WATCHER DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

Karen Johnson
Batch # 1152365
06/28/2024 11:05:03 AM
Fees: $13.00 Taxes: $795.50

Davidson County
DEEDWARR
2 pgs

20240628-0048675

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica N. Stumbaugh	owner	
214 Old Hickory Blvd. Unit 93		142-04-0A-093.00-CO
Nashville, TN 37221		
(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, I, **Jamie L. Neumann, a single woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica N. Stumbaugh, a single woman**

HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No. 93 on the Plan of Belle Forest Condominium Apartments of record in Plat Book 5200, page 167, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Forest, a horizontal property regime established by Master Deed, of record in Book 5438, page 699, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jamie L. Neumann, a single woman by Warranty Deed from John-Paul Richiuso and Gina Richiuso, husband and wife of record in Instrument No. 20180625-0060989 Register's Office for Davidson County, Tennessee, dated June 22, 2018 and recorded on June 25, 2018.

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 improved property known as **214 Old Hickory Blvd. Unit 93, Nashville, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 27th day of June, 2024.

Jamie L. Neumann

Jamie L. Neumann

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 **Jamie L. Neumann, a single woman,** 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 the27th day of June, 2024.

My Commission expires: Nov 8 2024

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.