Name and Address of New Owner:
Samantha R. Barstack and Patrick M. Bridwell
149 Piedmont Avenue
Nashville, TN 37216

Send Tax Bills To:
CMG Mortgage, Inc.
3160 Crow Canyon Road
Suite 400
San Ramon, CA 94583

Karen Johnson Davidson County
Batch# 1152464 DEEDWARR
06/28/2024 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,232.40
20240628-0048815

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 072-12-0-034.00

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, **Thomas Doherty and Elizabeth Stewart, husband and wife**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Samantha R. Barstack, a single woman and Patrick M. Bridwell, a single man,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Subdivision of The Waters Place on Maxey Lane of record in Plat Book 332, Page 136 and 137, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas Doherty, an unmarried man, and Elizabeth Stewart, an unmarried woman, as tenants in common with right of survivorship, by Warranty Deed from Mitchell Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160121-0006358 Register's Office for Davidson County, Tennessee, dated January 19, 2016 and recorded on January 21, 2016. Thomas Doherty and Elizabeth Stewart having since married.

This is improved property commonly known as 149 Piedmont Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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

Grantors covenants that they are lawfully seized and possessed of said real estate, have 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. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 27th day of June, 2024.

Thomas Doherty (SEAL)

Elizabeth Stewart (SEAL)

STATE OF MICHIGAN
COUNTY OF Emmet

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Thomas Doherty and Elizabeth Stewart, 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 this 27th day of June, 2024.

Terri T Seever
NOTARY PUBLIC - STATE OF MICHIGAN
County of Emmet
My Commission Expires 9/28/2024
Acting in the County of Emmet

Notary Public
My commission expires: 9-28-2024

AFFIDAVIT OF VALUE

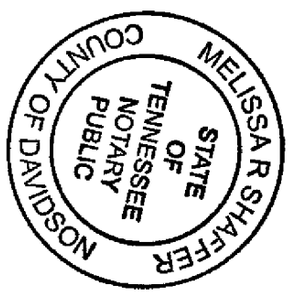
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $603,350.00, 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 27 day of June, 2024.

Notary Public
My commission expires: 5-9-26



File No. GNT-24-3433

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 6.27.24 .

Affiant Signature

6.27.24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 27 day of June, 2024.

Notary Signature

My Commission Expires: 5-9-26

