THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240648029**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $265,000.00. Affiant Subscribed and sworn to before me, this 1st day of July, 2024. Notary Public My Commission Expires: 3/3/26

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1153176 DEEDWARR
07/01/2024 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20240701-0049612

WARRANTY DEED

Address New Owner: DDB Building Group, LLC 232 Capitol View Drive Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 060-16-0-133.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles N. Stamps Revocable Trust dated April 19, 2018** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DDB Building Group, LLC, a Tennessee Limited Liability Company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the west 52.5 feet of Lot No. 19 and the east 5 feet of Lot No. 18 on the Map of Joywood Heights, Section III, not of record and described as follows:

Beginning at a point in the south margin of Capitol View Avenue, 5 feet west of the corner of Lots 18 and 19; thence southerly parallel to the line between said two lots 327.3 feet, more or less, to a point; thence easterly 57.5 feet to a point; thence northerly 326.8 feet, more or less, to the south margin of Capitol View Avenue; thence with the margin of the same, westerly 57.5 feet to the point of beginning.

Being the same property conveyed to CHARLES N. STAMPS AND WIFE, FRANCES W. STAMPS, by deed from GEORGIA W. STREET AND WIFE, MARY L. STREET, of record in Book 3071, page 333, dated May 13, 1960, said Register's Office.

FRANCES W. STAMPS having died, leaving CHARLES N. STAMPS as the surviving tenant by the entirety.

CHARLES N. STAMPS conveyed his interest to the CHARLES N. STAMPS REVOCABLE TRUST DATED APRIL 19, 2018, by deed of record in Instrument No. 20180425-0038726, dated April 19, 2018, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 060-16-0-133.00.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4154, page 116, said Register's Office.

This is improved property located at 232 Capitol View Drive Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 1st day of July, 2024.

Charles N. Stamps Revocable Trust dated April 19, 2018

By: Kenney W. Vernon, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenney W. Vernon, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of The Charles N. Stamps Revocable Trust dated April 19. 2018, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of July, 2024.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

My Commission Expires: _____

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. _____

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 7/1/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 7/1/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st **day of** July, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

