Karen Johnson Davidson County
Batch# 1157552 DEEDWARR
07/12/2024 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,396.75
20240712-0052725

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22918-DJ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $377,500.00.

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 12th day of July, 2024.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Amy Stone 2601 Mesa Drive Nashville, TN 37217	Guaranteed Rate, Inc 3940 North Ravenswood Avenue Chicago, IL 60613	135-16-0A-078-00

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Stephanie Kingsley and Joel Kingsley, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Amy Stone, an unmarried woman**, hereinafter called the Grantee(s), 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 all of Lot No. 94, Plan of Subdivision for Tracts 8, 9 & 10, Nashboro Village, according to survey and plat of same appearing of record in Plat Book 5200, pages 186-189, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Stephanie Kingsley and Joel Kingsley, wife and husband by Warranty Deed from Deitra King, unmarried, dated August 7, 2020, recorded August 10, 2020, of record in Instrument No. 20200810-0088845, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **2601 Mesa Drive, Nashville, TN 37217**

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 11 day of July, 2024.

GRANTOR:

Joel Kingsley

Stephanie Kingsley

STATE OF MINNESOTA
COUNTY OF Crow Wing

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joel Kingsley and Stephanie Kingsley, the within named bargainor(s), 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 11 day of July, 2024.

Julie A Prieto
Notary Public
My Commission expires: 1/31/2029

Julie Ann Prieto
Notary Public
Minnesota
My Commission Expires January 31, 2029

True Copy Certification

I, **Tonya Cherry,** 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 11th day of July, 2024.

Affiant Signature
Date 7/12/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of July, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

