Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $432,000.00.

Affiant

File Number: 24060419

Subscribed and sworn to before me, this 11th day of July, 2024.

Notary Public
My Commission Expires: 5-9-26

Karen Johnson Davidson County
Batch# 1157858 DEEDWARR
07/15/2024 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,598.40
20240715-0052856

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MELISSA R SHAFFER

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number
Keith Stafford,, Sr.	Steadfast Mortgage	016 00 0 054.00
2189 Union Hill Road	1036 Stearman Dr Ste 6	
Goodlettsville, TN 37072	White House, TN 37188	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ronnie C. Dismang and Shirley J. Dismang, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Keith Stafford, Sr., a single man, with rights of survivorship, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

BEING A PARCEL OF LAND SITUATED IN GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF PARCEL 054.00 AS SHOWN ON DAVIDSON COUNTY TAX MAP 016-00, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (SET) IN THE SOUTHERLY MARGIN OF UNION HILL ROAD AT THE NORTHWEST CORNER OF THE HUGH L. BINKLEY AND MARTHA C. BINKLEY PROPERTY AS OF RECORD IN INSTRUMENT NO. 20050519-0056702 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R.O.D.C., TN), SAID IRON ROD (SET) ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH THE WESTERLY LINE OF THE HUGH L. BINKLEY AND MARTHA C. BINKLEY PROPERTY AS OF RECORD IN INSTRUMENT NO. 20050519-0056702, (R.O.D.C., TN) AND GENERALLY WITH AN EXISTING FENCE LINE, THE FOLLOWING THREE (3) COURSES: THENCE, SOUTH 07 DEGREES 55 MINUTES 00 SECONDS WEST, 530.28 FEET TO AN AXLE (FOUND); THENCE, SOUTH 86 DEGREES 39 MINUTES 20 SECONDS EAST, 237.19 FEET TO AN IRON ROD (FOUND); THENCE, SOUTH 19 DEGREES 23 MINUTES 45 SECONDS WEST, 230.73 FEET TO A CORNER FENCE POST (FOUND), SAID CORNER FENCE POST (FOUND) BEING THE NORTHEAST CORNER OF THE FRANCIS WILLIAM GRAY, JR. PROPERTY AS OF RECORD IN INSTRUMENT NO. 20130513-0047896, (R.O.D.C., TN), AND SAID CORNER FENCE POST (FOUND) ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH THE NORTHERLY LINE OF THE FRANCIS WILLIAM GRAY, JR. PROPERTY AS OF RECORD IN INSTRUMENT NO. 20130513-0047896, (R.O.D.C., TN), NORTH 83 DEGREES 09 MINUTES 39 SECONDS WEST, 567.36 FEET TO AN IRON ROD (SET), SAID IRON ROD (SET) BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH NEW LINES SEVERING THE W. T. BINKLEY,

ET AL PROPERTY AS OF RECORD IN DEED BOOK 737, PAGE 499, (R.O.D.C., TN), THE FOLLOWING THREE (3) COURSES: THENCE, NORTH 15 DEGREES 23 MINUTES 25 SECONDS EAST, 703.11 FEET TO AN IRON ROD (SET); THENCE, NORTH 64 DEGREES 40 MINUTES 56 SECONDS EAST, 160.78 FEET TO AN IRON ROD (SET); THENCE, NORTH 57 DEGREES 54 MINUTES 46 SECONDS EAST, 107.90 FEET TO AN IRON ROD (SET) IN THE SOUTHERLY MARGIN OF UNION HILL ROAD, SAID IRON ROD (SET) BEING THE BEGINNING OF A CURVE TO THE LEFT; THENCE, WITH THE SOUTHERLY MARGIN OF UNION HILL ROAD AND WITH SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08 DEGREES 18 MINUTES 57 SECONDS, A RADIUS OF 871.74 FEET, AN ARC LENGTH OF 126.52 FEET, A CHORD BEARING OF SOUTH 24 DEGREES 42 MINUTES 30 SECONDS EAST, AND A CHORD LENGTH OF 126.41 FEET TO THE POINT OF BEGINNING.CONTAINING 6.86 ACRES, MORE OR LESS.

Being the same property conveyed to Ronnie C. Dismang and Shirley J. Dismang, husband and wife by Warranty Deed from Horace Michael Suggs and Nona Rhea Suggs, Trustees of The Suggs Revocable Living Trust, dated February 5, 2015 of record in Instrument No. 20210927-0129389 Register's Office for Davidson County, Tennessee, dated September 20, 2021 and recorded on September 27, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2189 Union Hill Road, Goodlettsville, TN 37072.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this 11th day of July, 2024.

Ronnie C. Dismang

Ronnie C. Dismang

Shirley J. Dismang

Shirley J. Dismang

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ronnie C. Dismang and Shirley J. Dismang, husband and wife with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 11th day of July, 2024.

Sept. 21, 2024
My Commission Expires

Lisa K R Wagner
Notary Public at Large

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 7-11-24 .

Affiant Signature

7-11-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 11 day of July, 2024.

Notary Signature

My Commission Expires: 5-9-26

