Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT24060006 1

WARRANTY DEED

Karen Johnson | Davidson County
Batch # 1163280 | DEEDWARR
07/29/2024 10:02:57 AM | 2 pgs
Fees: $13.00 Taxes: $1,812.63
20240729-0056912

G-PR-24-9

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-22-25

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sean Staicer	SAme	
(NAME)	(NAME)	**093-16-0-385-00**
9 Decatur Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ABIGAIL CHERIE STEGALL, SINGLE, AND AND MILES BRAXTON CARROLL, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SEAN STAICER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southerly 7 feet of Lot No. 9 and the Northerly 30 feet of Lot No. 10 in Block "G" on the Plan of Hermitage Addition of record in Plat Book 57, Pages 42 and 43, in the Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 37 feet on the East side of Decatur Street and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Abigail Cherie Stegall, an unmarried woman and Miles Braxton Carroll, an unmarried man, as joint tenants with rights of survivorship by Warranty Deed from Realty Up LLC, a Tennessee limited liability company of record as Instrument No. 20220222-0019978 in the Register's Office for Davidson County, Tennessee, dated February 16, 2022 and recorded on February 22, 2022.

This conveyance is subject to:
- Terms, provisions, covenants, conditions, restrictions, easements, building setback lines, charges, assessments and liens, if any, and other matters as set forth in the Plan of Hermitage Addition recorded in Book 57 Page 42, Register's Office for Davidson County, Tennessee.
- County Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **9 Decatur Street , Nashville, Tennessee 37210**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 25th DAY OF JULY, 2024.

Abigail Cherie Stegall

Miles Braxton Carroll

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ABIGAIL CHERIE STEGALL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of July, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MILES BRAXTON CARROLL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of July, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212