38287

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1167386 DEEDWARR
08/12/2024 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $13,320.00
20240812-0060452

File No.: RES-24-1004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY E. COX NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8, 2025

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David S. Bolland, Trustee Wendy A. Bolland, Trustee	David S. Bolland, Trustee Wendy A. Bolland, Trustee	118 01 0 476.00
(NAME) 1573 Meadow Circle East Kohler, WI 53044	(NAME) 1573 Meadow Circle East Kohler, WI 53044	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **TROY WAYNE STACKHOUSE, A MARRID MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **DAVID S. BOLLAND AND WENDY A. BOLLAND, AS TRUSTEES OF THE DAVID S. AND WENDY A. BOLLAND LIVING TRUST UNDER AGREEMENT DATED MAY 21, 2007, AS AMENDED BY FIRST AMENDMENT DATED NOVEMBER 20, 2019**, hereinafter called the Grantee(s), their 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 Lot No. 17, as shown on the map entitled Plan of Idlewild, of record in Plat Book 161, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Troy Wayne Stackhouse from SS Porter, LLC, by Warranty Deed dated November 10, 2022, recorded November 23, 2022. in Instrument No. 20221123-0124069, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1004 Halcyon Avenue, Nashville, TN 37204
(House Number) (Street) (City or Town) (State) (Postal Zip)

Grantor represents and warrants that the subject property has never been Grantor's marital residence.

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 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 2nd day of August, 2024.

Troy Wayne Stackhouse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of August, 2024, before me personally appeared Troy Wayne Stackhouse, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of August, 2024.

Notary Signature
My commission expires: 10/31/27

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/31/2027

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Tennessee Certification of Electronic Document

I, George Mudter, 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 08/02/2024 (date of document).

Affiant Signature

08/02/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 07/07/2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

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