WARRANTY DEED

Karen Johnson Davidson County
Batch# 1172549 DEEDWARR
08/21/2024 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240821-0064234

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
I. Dyke Tatum,
Stewart Title - Esquire Division,
30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

File No.: ST24-070477

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Miranda R. Mitchell	New Owners	
(NAME)	(NAME)	
213 Whorley Drive		150-01-0-068
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED THOUSAND AND NO/100 DOLLARS ($400,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EMILY JADE BUCHERT** AND **MATTHEW DALE STAGNOLIA,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MIRANDA MITCHELL, AN UNMARRIED WOMAN** HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 249 on the Plan of Edge-O-Lakes Estates, Section 3, of record in Book 3600, Page 82, (erroneously referred to as Plat Book 2600, Page 82 in previous deeds) Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Emily Jade Buchert, an unmarried woman and Matthew Dale Stagnolia, an unmarried man by Warranty Deed from AHN Develop Nashville, LLC, dated 05/13/2020, of record in Instrument No. 20200519-0051918, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:(1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as **213 Whorley Drive, Nashville, TN 37217**
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 ~~20th~~ 19TH day of **August, 2024**

Emily Jade Buchert 8-19-24
Emily Jade Buchert

Matthew Dale Stagnolia 8-19-24
Matthew Dale Stagnolia

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 19TH day of August, 2024, before me, the undersigned, a Notary Public, for the State and County aforesaid, personally appeared **Emily Jade Buchert and Matthew Dale Stagnolia** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the persons who's names are subscribed to this instrument as the principal, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

WITNESS my hand and seal this 19TH day of **August, 2024.**

Luke Martin, Notary Public

My Commission expires: **July 3, 2028**

(SEAL)

LUKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 August 19, 2024.

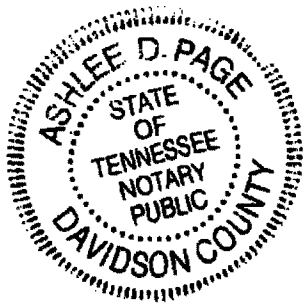
Affiant Signature

8/19/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19 day of August, 2024.

Notary's Signature (Notary Seal)



My Commission Expires: 9/7/2026