Karen Johnson Davidson County
Batch# 1176486 DEEDWARR
09/03/2024 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,176.23
20240903-0067829

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $317,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/29/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/6/2026

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-12510-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Christopher William Stuehler	NEW OWNER	148-13-0-112.00
5005 Crosby Lane	5005 CROSBY LANE,	
Nashville, TN 37211	NASHVILLE TN 37211	

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,

Stephanie L. Nicholson and Steven C. Nicholson, II, wife and husband

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher William Stuehler, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), 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. 46 on the Plan of Fairlane Park, Section II of record in Plat Book 2320, Page 89, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephanie Hammond, a single person and Steven Nicholson, a single person as joint tenants with right of survivorship by Warranty Deed from Ronald J. Braswell, married of record in Instrument No. 20220520-0059190 Register's Office for Davidson County, Tennessee, dated May 20, 2022 and recorded on May 20, 2022.

Being the same property conveyed to Stephanie L. Nicholson and Steven C. Nicholson, 2ND A/K/A Steven C. Nicholson II, wife and husband as tenants by the entirety by Quitclaim Deed from Stephanie Hammond also known as Stephanie L. Nicholson, a single person and Steven Nicholson also known as Steven C. Nicholson, 2ND A/K/A Steven C. Nicholson, a single person as joint tenants with right of survivorship of record in Instrument No. 20240404-0023692 Register's Office for Davidson County, Tennessee, dated February 09, 2024 and recorded on April 04, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 5005 Crosby Lane Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on August 29, 2024.

Stephanie L. Nicholson

Steven C. Nicholson, II

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Stephanie L. Nicholson and Steven C. Nicholson, II, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 29, 2024.

Notary Public

My Commission Expires: 9/20/25

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2024-12510-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 29, 2024**.

Date

Affiant Signature

September 3, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **3** day of **September**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)