Karen Johnson Davidson County
Batch# 1191027 DEEDWARR
10/08/2024 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,263.74
20241008-0078058

# WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $341,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF OCT., 2024.

Notary Public

MY COMMISSION EXPIRES: 9/7/2028

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Rick G. Mansfield, Attorney at Law, 110 South Maple Street, Murfreesboro, TN 37130

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Juan Montoya Arellano | NEW OWNER | Tax Map - Parcel 135-05-0-083.00 |
| (NAME) | (NAME) | |
| 360 Ladybird Dr | 360 LADYBIRD DRIVE | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | NASHVILLE, TN 37217 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **PAUL STAGNER and wife, YARA STAGNER**, hereinafter called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto **JUAN MONTOYA ARELLANO**, hereinafter called the GRANTEE, his 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. 3 on the Plan of Resubdivision of Lots 2 and 3 of Town Park Estates, as of record in Plat Book 5800, Page 212, Register's Office for said County.

Said Lot No. 3 fronts 75.32 feet on the east side of Ladybird Drive and runs back 210.72 feet on the north line and 227.76 feet on the south line to a rear line measuring 59.09 feet thereon.

Being the same property conveyed to Paul Stagner and wife, Yara Stagner by deed dated March 30, 2006 from Ronald Alton Hasty, Trustee of the Ronald Alton Hasty Revocable Living Trust, dated September 21, 2004 as shown of record in Instrument #20060331-0036608, Davidson County Register of Deeds Office.

This conveyance is Subject to right of way to the America Telephone and Telegraph Company of Tennessee as shown of record in Book 1224, page 221, Register's Office for Davidson County, Tennessee. This conveyance is subject to Restrictive Covenants as shown of record in Book 3400, page 120 and Book 3436, page 43, as shown of record in Book 1224, page 221, Register's Office for Davidson County, Tennesse

This conveyance is subject to any and all existing easements and restrictive covenants of record.

unimproved ☐

This is improved ☑ property, known as 358-360 LADYBIRD DRIVE, NASHVILLE, TN 37217
(House Number) (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 hands this the 7th day of OCT, 2024.

Paul Stagner

Yara Stagner

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me **Paul Stagner**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the foregoing instrument for purposes therein contained.

Witness my hand and official seal at office this 7th day of OCT., 2024.

RICK G. MANSFIELD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Notary Public

Commission expires: 12/19/2026

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me **Yara Stagner**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the foregoing instrument for purposes therein contained.

Witness my hand and official seal at office this 7th day of OCT., 2024.

Notary Public

Commission expires: 12/19/2026

File No.: 17622

RICK G. MANSFIELD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD 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 October 7, 2024.

Affiant Signature

10/7/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 day of October 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026