Karen Johnson Davidson County
Batch # 1203315 DEEDWARR
11/12/2024 01:47:22 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50
20241112-0087879

PREPARED BY (AND RETURN TO):
*Ivey Title, LLC*

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*

*Christy Wilkins Ivey* *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63830
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Isaac Stovall<br>Jeffrey Stovall<br>116 31st Avenue North #208<br>Nashville, TN 37203 | Legacy Home Loans, LLC DBA Steadfast Mortgage<br>ISAOA/ATIMA<br>408 Highway 76<br>White House, TN 37188 |

**TAX MAP PARCEL NUMBERS:** 104020S01500CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$415,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kay B. Housch and Paul T. Housch, wife and husband,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Isaac Stovall, an unmarried man and Jeffrey Stovall, a married man, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
**To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 208, together with Parking Space 20, of Hedrick Place Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20000203-0071406, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Kay B. Housch and husband, Paul T. Housch, by Warranty Deed from Dileep K. Mulamalla and Dipti Khona, husband and wife, dated March 16, 2005 and recorded on March 16, 2005 of record in Instrument No. 20050316-0028965, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan of record in Exhibit "E" tot he Master Deed establishing Hedrick Place Condominiums of record in Instrument No. 02220203-0011406, said Register's Office, shows an owner's certificate, minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Instrument No. 20000203-0011406, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Charter of Hedrick Place Condominium Owner's Association, Inc. of record in Instrument No. 20000202-0011046, said Register's Office.

**This is improved property, known as 116 31st Avenue North, # 208, Nashville, TN 37203**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 1st day of November, 2024.

**Kay B. Housch** **Paul T. Housch**

**State of Tennessee**

**County of Davidson**

On this 1st day of November, 2024, before me the undersigned authority, personally appeared **Kay B. Housch and Paul T. Housch**, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

**State of Tennessee**

**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $415,000.00.

Affiant

Sworn and subscribed before me this 1st day of November, 2024.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary