Karen Johnson Davidson County
Batch# 1232998 DEEDWARR
02/03/2025 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20250203-0008021

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3 day of February, 2025.

Notary Public

(Affix Seal)

My Commission Expires: 3/3/26

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

2025-01-2456

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James S. Stogdill 1748 Eastwick Lane Nashville, TN 37221	OWNER	Map/Parcel 141-05-0A-671.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joshua Charles Stark and Jennifer Jo'Anne Stark, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **James S. Stogdill, an unmarried man**, hereinafter called the GRANTEE, his heirs 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. 671 on the Plan of Final Plat of Avondale, Phase 3, Section 3 of record in Plat at Instrument No. 20170324-0028914, 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 Joshua Charles Stark and Jennifer Jo'Anne Stark, husband and wife by Warranty deed from Carolyn Hayward, unmarried of record in Instrument No. 20200827-0097124 Register's Office for Davidson County, Tennessee, dated August 24, 2020 and recorded on August 27, 2020.

This conveyance is subject to the following: 2025 Davidson County property taxes and subsequent years, are a lien but not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1748 Eastwick Lane, Nashville, TN 37221.

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Effective the _____ day February, 2025.

Joshua Charles Stark

Jennifer Jo'Anne Stark

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of February, 2025, before me personally appeared Joshua Charles Stark and Jennifer Jo'Anne Stark, 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 3rd day of February, 2025.

Notary Signature
My commission expires:



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 2/03/2025.

Affiant Signature — Date: 2/03/2025

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 02/03/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY