Suite 203
Franklin, Tennessee 37069
File No LLC-27684-25

WARRANTY DEED

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Karen Johnson
Batch # 1236765
02/13/2025 10 11 36 AM
Fees $18 00 Taxes $1,239 50

Davidson County
DEEDWARR
3 pgs

20250213-0010944

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $335,000 00

Nancy Enoch
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of February, 2025

NOTARY PUBLIC

My commission expires 11-8-27

THIS INSTRUMENT PREPARED BY
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Ajay Gupta 3416 GOLF CLUB LN NASHVILLE TN 37215	Same address as new owner	091-05-0-103 00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THIRTY FIVE THOUSAND AND 00/100 Dollars ($335,000 00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, the undersigned, **JEFFREY A. STUMP AND WIFE, LYNDY M. STUMP**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **AJAY GUPTA**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit

> Lying and being in Davidson County, Tennessee, and being Lot No 39 on the Plan of Moss Wood Subdivision, of record in Book 2663, page 102, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description
>
> Being the same property conveyed to Jeffrey A Stump and Lyndy M Stump, husband and wife, from Susan Henderson, unmarried, by Warranty Deed dated February 20, 2019 and recorded February 21, 2019 in Instrument #20190221-0015597, said Register's Office

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee, and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 6201 Laramie Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever

unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever

WITNESS OUR HANDS, this 10 day of February, 2025

GRANTOR(S)

Jeffrey A Stump

Lyndy M Stump

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Jeffrey A Stump and Lyndy M Stump, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and seal, this the _____ day of February, 2025.

See attached Certificate

Notary Public

Printed Notary Name

My commission expires _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California
County of Ventura)

On February 10, 2025 before me, R.Aros, Notary Public
(insert name and title of the officer)

personally appeared Jeffrey A. Stump & Lyndy M. Stump,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

R. AROS
Notary Public - California
Ventura County
Commission # 2416085
My Comm Expires Sep 15, 2026

Signature _____ **(Seal)**