Karen Johnson Davidson County
Batch# 1262777 DEEDWARR
04/21/2025 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20250421-0030317

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **340,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **04/15/2025** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE LLC

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #25-5074

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS T0:	MAP-PARCEL NUMBERS
Tanner Pugh	Tanner Pugh	**096-10-0-260**
3011 Ironwood Drive **Nashville, TN 37214**	**1537 Lipscomb Drive** **Brentwood, TN 37027**	

FOR AND 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, WE, **Stephen T. Mays, married,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tanner Pugh, an unmarried man** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 all of Lot 136, on the Plan of Cloverhill, Section II, of record in Plat Book 2133, Page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stephen T. Mays, married by Warranty Deed dated November 25, 2024, from Lindsey Jones, an unmarried woman, recorded November 27, 2024, in Instrument Number 20241127-0092700, in the Register's Office of Davidson County, Tennessee.

*This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3011 Ironwood Drive, #136, Nashville, TN 37214**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **15th** day of **April, 2025**.

Stephen T. Mays

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Stephen T. Mays**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **15th** day of **April, 2025**.

NOTARY PUBLIC

My Commission Expires: 1/23/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 15, 2025.

Affiant Signature

21st day of April, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028