Karen Johnson Davidson County
Batch# 1265344 DEEDWARR
04/28/2025 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $4,164.88
20250428-0032475

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250450582**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,125,642.00. Affiant Subscribed and sworn to before me, this 24th day of April, 2025. Notary Public My Commission Expires: 3/3/26

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

WARRANTY DEED

Address New Owner: Owen Canavan and Meghan Hibey 953 Glendale Lane Nashville, TN 37204	Send Tax Bills To: Truist Bank 1001 Semmes Avenue Richmond, VA 23224	Tax Information: Tax Parcel ID No. 132 09 0 024.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John P. Stauffer and Emilie W. Stauffer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Owen Canavan and Meghan Hibey, husband and wife,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 16th Civil District, formerly the 7th Civil District, of Davidson County, Tennessee, being parts of Lot Nos. 14 and 15 of the W. W WILKINSON'S SUBDIVISION, a plat of which is of record in Plat Book 843, Page 82, Register's Office for Davidson County, Tennessee, and part of Lot Nos. 32 and 33 of the OAK HILL SUBDIVISION NO. 1, a plat of which is of record in Plat Book 547, Page 49, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin on the South margin of Glendale Lane, said plan also being the Northwest corner of Lot No. 14 on the said W. W WILKINSON'S SUBDIVISION; thence, with the West line of said Lot No. 14, South 21/2 degrees West 136 feet to an iron pin in the West line of the said Lot; thence, South 86 degrees 53 minutes East 150 feet to an iron pin inside Lot No. 15 on the said W. W WILKINSON'S SUBDIVISION; thence, North 2 1/2 degrees East 128.9 feet to a spike in the North line of said Lot No. 15; thence, North 84 degrees 9 minutes West with the North lines of said Lot Nos. 14 and 15, West 150.1 feet to the beginning.

Being the same property conveyed to John P. Stauffer and Emilie N. Stauffer, Husband and Wife, by Warranty Deed from Dwight A. Farris and Kella S. Farris, Husband and Wife, of record in Instrument No. 20161110-0119004, in the Register's Office of Davidson County, Tennessee, dated November 09, 2016, and recorded on November 10, 2016. Also see Scrivener's Affidavit of record in Instrument No. 20161221-0134023, Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W. W WILKINSON'S SUBDIVISION, as recorded in Plat Book 843, Page(s) 82.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAKHILL SUBDIVISION NO. 1, as recorded in Plat Book 547, Page(s) 49.

License Agreement as set forth in instrument recorded in Book 7516, Page 65.

This is improved property located at 953 Glendale Lane Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of April, 2025.

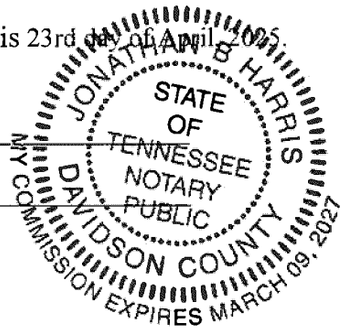
John P. Stauffer

Emilie W. Stauffer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John P. Stauffer and Emilie W. Stauffer, 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, at office, this 23rd day of April, 2025.



Notary Public
My Commission Expires: _____

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 24, 2025.

Affiant Signature

28th day of April, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

