WARRANTY DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

G-ORE-25-209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $840,000.00.

Mary Caroline Sharp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Richard Austin Demonbreun and Nancy Caroline Sharp	**Bell Bank ISAOA**	
(NAME)	(NAME)	
209 Wallingford Square	**5500 Wayzata Blvd. Suite 300**	**172-14-0B-147.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Minneapolis, MN 55416**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GERRYE C. STEGALL AND JOHN KENNETH STEGALL, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD AUSTIN DEMONBREUN AND NANCY CAROLINE SHARP, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 147 on the Plan of Final Plat for Winfield Park, Phase 1, Section 2, Revision 1 of record in Plat at Instrument No. 20010313-0024087, (Revising plat of record in Instrument No. 20000225-0018478, Instrument No. 20000225-0018479 and Instrument No. 20000225-0018480), 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 Gerrye C. Stegall and John Kenneth Stegall, wife and husband by Warranty Deed from Marsha R. Chiles Nager (formerly known as Marsha Russell Chiles and as Marsha R. Chiles) and Lawrence Mark Nager, Trustee of the L M Nager Revocable Living Trust of record in Instrument No. 20180725-0072720 Register's Office for Davidson County, Tennessee, dated July 24, 2018 and recorded on July 25, 2018.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20000225-0018478, Instrument No. 20000225-0018479, Instrument No, 20000225-0018480, and revised by Instrument No. 20010313-0024087, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Winfield Park with By-Laws appended thereto, of record in Book 11113, Page 691 and Instrument No. 20001211-0122000, as re-recorded in Instrument No. 20020520-061426, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Book 11744, page 254, Register's Office for Davidson County, Tennessee.
- Easement Agreement in Book 11124, page 852, Register's Office for Davidson County, Tennessee.
- Easement for Ingress/Egress and Cross Use Agreement in Book 5552, page 857, Register's Office for Davidson County, Tennessee.
- Easement conveyed to BellSouth Telecommunications Inc. in Book 11628, page 204, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Open Spaces in Instrument 20020515-0059530, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11113, Page 717, in the Register's Office for Davidson County, Tennessee.
- Ingress and Egress Cemetery of record in Book 11357, Page 909, in the Register's Office for Davidson County, Tennessee.
- Certification of Duly Adopted Resolution of record in Instrument Number 20160211-0013422, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

Karen Johnson Davidson County
Batch # 1265982 **DEEDWARR**
04/30/2025 11:31:49 AM 2 pgs
Fees: $13.00 Taxes: $3,108.00

20250430-0033336

This is **improved** property known as: **209 Wallingford Square, Nashville, Tennessee 37211**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this the 25th DAY OF APRIL, 2025.

Gerrye C. Stegall

John Kenneth Stegall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GERRYE C. STEGALL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of April, 2025.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN KENNETH STEGALL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of April, 2025.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212