WARRANTY DEED

Karen Johnson Davidson County
Batch# 1268673 DEEDWARR
05/05/2025 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20250505-0034797

File No. AP-25-9279

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALLISYN G PINKSTON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-24-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Andrew Maroda and Emily Maroda	**New Owner**	
(NAME)	(NAME)	
1305 Burton Valley Road		131-15-0E-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Jacob Daniel Stallings and Amy Elizabeth Stallings, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Maroda and Emily Maroda, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 Unit A of Benton Smith Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Benton Smith Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20060828-0105967, Register' s Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Benton Smith Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit " B" to said Declaration appearing in Instrument No. 20060828-0105967, and By Laws appended thereto as Exhibit " C" , said Register' s Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jacob Daniel Stallings and Amy Elizabeth Stallings, husband and wife by Warranty Deed from Jeffrey Diamond and wife, Diane Diamond of record in Instrument No. 20171120-0118834 Register's Office for Davidson County, Tennessee, dated November 16, 2017 and recorded on November 20, 2017.

This is property more commonly known as 1305 Burton Valley Road, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Effective the ~~1st day of May~~ 29th day of April, 2025.

Jacob Daniel Stallings

Amy Elizabeth Stallings

STATE OF Colorado
COUNTY OF Denver

On this 29 day of April, 2025, before me personally appeared Jacob Daniel Stallings and Amy Elizabeth Stallings, 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 29 day of April, 2025.

Notary Signature
My commission expires: Jan 19, 2029

ERIKA JAZMIN MARQUEZ MONTES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214001437
MY COMMISSION EXPIRES JANUARY 19, 2029

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 29, 2025**.

Date

Allisyn G. Pinkston

Affiant Signature

5/5/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **5** day of **May**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025