WARRANTY DEED

Karen Johnson Davidson County
Batch# 1280848 DEEDWARR
06/03/2025 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20250603-0043547

File #25-PA-1207-C

(SEAL) SYDNEY ANGELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF May, 2025.

Notary Public
MY COMMISSION EXPIRES: 3-20-28

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Santaguida and Madeline Beltzhoover Troha	**Primis Mortgage Company**	
(NAME)	(NAME)	
1207 Kenmore Place	**5535 Currituck Drive Ste 120**	**072 06 0 320.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Wilmington, NC 28403**	
(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,

KAREN NABORS STONE AND DENNIS R. STONE, WIFE AND HUSBAND,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JOHN SANTAGUIDA AND MADELINE BELTZHOOVER TROHA, BOTH UNMARRIED

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 lying in Davidson County, Tennessee, being Lot No. 4 on the Map showing Jones' and Land's Subdivision of part of Lot No. 41 on the Map of KENMORE PLACE of record in Plat Book 332, Pages 32 and 33, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 65 feet on the West side of Foster Street and runs back between parallel lines 180.72 feet to a dead line in the rear.

Being the same property conveyed to Karen Nabors Stone and Dennis R. Stone, wife and husband, by Warranty Deed from Herbert Elmore Myatt as Administrator of the Estate of David W. Myatt and Herbert Elmore Myatt, as sole heir of David W. Myatt, of record in Instrument No. 20200611-0059797, in the Register's Office of Davidson County, Tennessee, dated May 29, 2020 and recorded on June 11, 2020.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of KENMORE PLACE, as recorded in Plat Book 332, Page 32.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RE-SUBDIVISION OF PART OF LOT 41 MAP OF KENMORE PLACE, as recorded in Instrument No. 20210617-0081897.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1207 Kenmore Place, Nashville, TN 37216.**

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 30th day of May, 2025.

Karen Nabors Stone

Dennis R. Stone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of May, 2025, before me personally appeared Karen Nabors Stone, 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 30th day of May, 2025.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of May, 2025, before me personally appeared Dennis R. Stone, 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 30th day of May, 2025.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5/30/2025.

Affiant Signature

6/3/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY