Karen Johnson Davidson County
Batch# 1289254 DEEDWARR
06/24/2025 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20250624-0049680

Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Lori C Stottman, married, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto Elka Stern and Javier F Garcia, wife and husband, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County, Tennessee, with same being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Inglewood Heights Subdivision of A.J. Coleman's property, as of record in Plat Book 1424, Page 85, Register's Office for Davidson County, Tennessee.

This is the same property designated as Map/Parcel: 061-03-0-192.00 in the Tax Assessor's Office in Davidson County Tennessee.

Being part of the same property conveyed to Lori C Stottman by Quitclaim Deed from Phillip Clay Cornett of record in Instrument No. 20231221-0098499, and Order Probating Will for Muniment of Title of record in Instrument No. 20220203-0012799, Register's Office for Davidson County, Tennessee. Also see Scrivener's Affidavit of record in Instrument No: 202506-10-0045667, said Register's Office

This property is NOT the primary residence of there herein named Grantor.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record ***[INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:*** Subject to plan of record in Plat Book 1424, page 85, Register's Office for Davidson County, Tennessee. Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2025** property taxes, which the above named Grantee(s) hereby assume(s) and agree(s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS, my Hand and Seal this 16th day of June, 2025.

Lori C Stottman

Lori C Stottman

State of Tennessee
County of Sumner

On this the 16th day of June, 2025, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Lori C Stottman to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

ASHLEY HUNTER STATE TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 9-22-2027

Ashley Hunter
Notary Public

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $370,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Courney Coats
Affiant

SWORN TO AND SUBSCRIBED before me, this the 16th day of June, 2025.

APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2028

April Sumruld
Notary Public

My Commission Expires: 12-19-2028

MAIL TAX BILLS AND DEED TO:

NEW OWNER

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
Elka Stern
1119 Haysboro Ave.
Nashville, TN 37216

File No.: 2516589

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 June 16. 2025.

Affiant Signature

24th day of June, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

