Karen Johnson Davidson County
Batch# 1291430 DEEDWARR
06/27/2025 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,970.25
20250627-0050943

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $532,500.00

Affiant

Subscribed and sworn to before me, this 26TH DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LAKIN DANIELLE ROWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2029

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evan De Stefano and Guy De Stefano, Joint Tenants with right of survivorship	New owner (NAME)	
719 Douglas Ave #7 (ADDRESS)	(ADDRESS)	071-16-0A-019.00-CO
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Austin R. Jameson, a married man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Evan De Stefano and Guy De Stefano, Joint Tenants with right of survivorship , hereinafter called the Grantees, their heirs 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, Unit No. 19 on the Plan of The Flats at Highland Heights, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20150203-0010060, as amended in 20150609-0054331 amending said Exhibit "B", and further amended in 20151117-0116729, 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 Austin R. Jameson, an unmarried man by Warranty Deed from D223, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160510-0046509 Register's Office for Davidson County, Tennessee, dated May 09, 2016 and recorded on May 10, 2016.

Austin R. Jameson having since been married. Spouse Laura Ann Rayment joins in this conveyance, but not the warranties herein, to relinquish all rights, marital or otherwise, which she may have in said property by virtue of her marriage to Austin R. Jameson.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 719 Douglas Ave #7, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my/our hand(s) this 26th day of June, 2025.

WARRANTY DEED
(Continued)

Austin R. Jameson

Laura Ann Rayment

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Austin R. Jameson and Laura Ann Rayment, the herein bargainor(s), 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 26th day of June, 2025.

Notary Public

My Commission Expires: 7/6/2026

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Ryan Beane, 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 6/26/2025 (date of document).

Affiant Signature

6/26/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 5/8/2029

NOTARY'S SEAL

