Karen Johnson Davidson County
Batch# 1293108 DEEDWARR
07/02/2025 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20250702-0052417

Warranty Deed

APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2028	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $700,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 30th day of June, 2025. April Sumrud Notary Public My commission expires: 12-19-2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Zoe Durand	New Owner(s)	083-06-0-084.00
803 Setliff Place		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KELLY ANN STOSIK AND SPOUSE, NANCY MORGAN STOSIK**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZOE DURAND, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 19 on the Plan of Roy F. Williams Subdivision of record in Plat Book 547, Page 13, 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 Nicole Nielsen and Kelly Stosik and Kelly A. Stosik are one and the same person by Warranty Deed from Jennifer T. Lichstein, unmarried of record in Instrument No. 20060801-0093465 Register's Office for Davidson County, Tennessee, dated July 14, 2006 and recorded on August 01, 2006.

Being the same property conveyed to Kelly Stosik, unmarried and Margaret Stosik, unmarried by Quitclaim Deed from Nicole Nielsen, unmarried of record in Instrument No. 20110720-0055420 Register's Office for Davidson County, Tennessee, dated July 20, 2011 and recorded on July 20, 2011.

Being the same property conveyed to Kelly Stosik, unmarried by Quitclaim Deed from Margaret Stosik, unmarried of record in Instrument No. 20150820-0084133 Register's Office for Davidson County, Tennessee, dated August 10, 2015 and recorded on August 20, 2015.

Being the same property conveyed to Kelly Ann Stosik and spouse, Nancy Morgan Stosik by Quitclaim Deed from Kelly Stosik, married of record in Instrument No. 20210319-0036609 Register's Office for Davidson County, Tennessee, dated March 05, 2021 and recorded on March 19, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 803 Setliff Place, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of June, 2025.

Kelly Ann Stosik
by Nancy Morgan Stosik, Attorney-In-Fact

Kelly Ann Stosik by Nancy Morgan Stosik, Attorney-In-Fact

Nancy Morgan Stosik

Nancy Morgan Stosik

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nancy Morgan Stosik, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kelly Ann Stosik, as Attorney-In-Fact, and acknowledged that (s)he executed the same as the free act and deed of Kelly Ann Stosik.

Witness my hand and seal this 30th day of June, 2025.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Notary Public

My Commission Expires:

3-3-26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 30th day of June, 2025.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Notary Public

My Commission Expires:

3 - 3 - 26

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 30. 2025.

Affiant Signature

2nd day of July, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028