Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130

Karen Johnson
Batch # 1298080
07/16/2025 09 43 01 AM
Fees $18 00 Taxes $5,457 50

Davidson County
DEEDWARR
3 pgs

20250716-0056035

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Brentwood, TN 37215

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TN 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,475,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of July, 2025.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2026

Address New Owner As Follows:
Christopher Allen Stovall
Kristan Stovall
6460 Worchester Drive
Nashville, TN 37221

Send Tax Bills To:
New Owner

Map-Parcel Number:
157-00-0-075.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JANET KAY FINKE**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CHRISTOPHER ALLEN STOVALL AND KRISTAN STOVALL**, husband and wife,

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 39, as shown on the map entitled Devonshire Manor Section One, of record in Plat Book 5200, pages 122 and 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to Frederick L Finke and wife, Janet Kay Finke, by deed from James E. Patterson, of record in Book 5776, page 277, dated May 3, 1980, Register's Office for Davidson County, Tennessee The said Frederick L. Finke died on April 26, 2023, leaving Janet Kay Finke as the surviving tenant by the entirety.

This conveyance is made subject to:

1. 2025 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2 Matters shown on the Plan of record in Plat Book 5200, pages 122 and 123, Register's Office for Davidson County, Tennessee.

This is improved property known as 6460 Worchester Drive, Nashville, TN 37221.

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 Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and Grantor further covenants and binds herself, her heirs and assigns, 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.

{Signature page to follow}

WITNESS my hand effective the 15th day of July, 2025.

GRANTOR:

Janet Kay Finke

STATE OF PENNSYLVANIA)
COUNTY OF Bucks)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JANET KAY FINKE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained

WITNESS my hand, at office, this 11 day of July, 2025.

Notary Public

My Commission Expires: June 21, 2028

Commonwealth of Pennsylvania-Notary Seal
ELIF N ALTUNBAS, NOTARY PUBLIC
BUCKS COUNTY
MY COMMISSION EXPIRES JUNE 21, 2028
COMMISSION NUMBER 1447701