(1)

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-17-2027

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd , Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Tessa N Brockie	Guaranteed Rate Inc	128-06-0-A-513 00 CO
(NAME)	(NAME)	
513 Stacy Square Terrace	3940 N Ravenswood Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Justin S. Canfield and Nathan Z. Bagby, as tenants in common with rights of survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tessa N Brockie, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No 513, Lot 7 on the Plan of Stacy (Stacey) Square Townhomes II, of record in Book 6250, page 159, as amended in "Exhibit A" to the Master Deed and By-Laws of record in Book 6497, page 720, and amended in Book 8117, page 901, Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Martha D Becker, an unmarried woman, by Warranty Deed from Marcy G Hicks and husband, Jason Hicks, dated November 19, 2007, of record in Instrument No 20071127-0137497, Register's Office for Davidson County, Tennessee AND Being the same property conveyed to Justin S Canfield and Nathan Z Bagby, as tenants in common with rights of survivorship, by Warranty Deed from Martha Becker Duvall, a married woman, dated June 4, 2024, of record in Instrument No 20240617-0044957, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 513 Stacy Square Terrace, Nashville, TN 37221
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch # 1301690 **DEEDWARR**
07/24/2025 08 16 46 AM 2 pgs
Fees $13 00 Taxes $1,110 00

20250724-0058399

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, her heirs and assigns forever, and we do covenant with the said GRANTEE 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, her 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

This conveyance is subject to the following: Taxes for the year 2025, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 6250, page 159; All matters shown in Master Deed, Plan, By-Laws and all exhibits thereto of Stacy Square Townhomes II, of record in Book 6497, page 700 and as amended in Book 8117, page 891; Charter of record in Book 6388, page 616; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 21st day of July, 2025

Justin S Canfield

Nathan Z Bagby

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Justin S Canfield and Nathan Z Bagby, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained

WITNESS my hand and official seal at Franklin, Tennessee, this 21st day of July, 2025

Notary Public
My Commission Expires _____

File No 39515

