Karen Johnson Davidson County
Batch# 1320930 DEEDWARR
09/11/2025 08:40:30 AM 4 pgs
Fees: $23.00 Taxes: $3,515.00
20250911-0072554

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38810	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $950,000.00. Affiant Subscribed and sworn to before me this 10th day of September, 2025. Notary Public My Commission Expires: 7/2/29

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Denise Ilene Garcia and Michael C. Stafford 1498 Woodmont Blvd. Nashville, TN 37215	FirstBank 722 Columbia Avenue Franklin, TN 37064	Map and Parcel No.: 117 12 0 062.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Ron L. Stuve and Regina Carol Stuve, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Denise Ilene Garcia and Michael C. Stafford, wife and husband ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1498 Woodmont Blvd., Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on the 9th day of September, 2025.

GRANTOR:

Ron L. Stuve

Regina Carol Stuve

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ron L. Stuve and Regina Carol Stuve, husband and wife, as tenants by the entirety, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of September, 2025.

Notary Public
My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee Being Lot No. 1 on the Plan of GALECREST NO. 2, BLOCK "C", as of record in Plat Book 974, Page 20, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ron L. Stuve, an unmarried person, by Warranty Deed from Cynthia Renee Bell, an unmarried person, of record in Book 10831, Page 469, in the Register's Office of Davidson County, Tennessee, dated February 9, 1998 and recorded on March 10, 1998.

Being the same property conveyed to Ron L. Stuve and Regina Carol Stuve, husband and wife, as tenants by the entirety, by Quitclaim Deed from Ron L. Stuve, of record in Instrument No. 20190701-0063633, in the Register's Office of Davidson County, Tennessee, dated June 26, 2019 and recorded on July 01, 2019.

This conveyance is made subject to the matters set forth below:

1. 2025 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GALECREST NO. 2, BLOCK "C", as recorded in Plat Book 974, Page(s) 20.
3. Restrictive covenant for detached structure recorded as Book 11066, Page 414, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 9/9/25 (date of document).

Affiant Signature

9/10/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

