398

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1342042 DEEDWARR
11/04/2025 02 00 53 PM 2 pgs
Fees $13 00 Taxes $5,254 00

20251104-0087947

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,420,000 00

Courtney Kranske
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF November 20 25

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

ANGELA WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John Kranske and Courtney Kranske	Steadfast Mortgage	
(NAME)	(NAME)	
808 Saussy Ct	2 Cadillac Drive	115 09 0A 020 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Brentwood, TN 37027	
(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, **JOHN M. STAFFORD AND JENNIFER B. STAFFORD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN KRANSKE AND COURTNEY KRANSKE. HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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 Number 20, on the Plan of THE WOODS OF WEST MEADE, A PLANNED UNIT DEVELOPMENT, of record in Instrument Number 20031027-0157620 and as amended in Instrument No. 20051103-0133173, in the Register's Office of 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 John M. Stafford and Jennifer B. Stafford, Husband and Wife, by Warranty Deed from Martin J. Satinsky and Marcia R. Satinsky, Husband and Wife, of record in Instrument No. 20160226-0018385, in the Register's Office of Davidson County, Tennessee, dated February 24, 2016 and recorded on February 26, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 808 Saussy Ct Nashville, TN 37205
(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 hand this 3rd day of November, 2025

John M Stafford by [illegible], attorney in fact

John M. Stafford by Kevin D Montgomery as attorney in fact

Jennifer B Stafford by [illegible] attorney in fact

Jennifer B Stafford by Kevin D Montgomery as attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kevin D Montgomery to me known to be the person who executed the foregoing instrument in behalf of John M Stafford as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said of John M Stafford pursuant to Power of Attorney recorded in Instrument No _____, Register's Office for Davidson County, Tennessee

Witness my hand and official seal this 3rd day of November, 2025

Commission expires 3/3/2026

M R SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM EXPIRES MARCH 3, 2026

M. L Schodrosk
Notary Public

STATE OF Tennessee
COUNTY OF Davidson.

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kevin D Montgomery to me known to be the person who executed the foregoing instrument in behalf of Jennifer B Stafford as their Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said of Jennifer B Stafford pursuant to Power of Attorney recorded in Instrument No 20251104-0087946, Register's Office for Davidson County, Tennessee

Witness my hand and official seal this 3rd day of November, 2025

Commission expires 3/3/2026

M R SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM EXPIRES MARCH 3, 2026

M. L Schodrosk
Notary Public