File No. 188140

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 151059 **DEEDWARR**
10/12/2018 10:12:05 AM 2 pgs
Fees: $13.00 Taxes: $592.00

20181012-0101347

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 10/29/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Sherrod, III	John R. Sherrod, III	
(NAME)	(NAME)	
510 South Main St	510 S. Main Street	095-14-0-030.00
(ADDRESS)	(ADDRESS)	
Springfield, TN 37172	Springfield, TN 37172	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, 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 **THERESA J. STUERMER F/K/A THERESA J. STORY, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN R. SHERROD, III, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), 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. 61, on the Map of Elm Hill Acres, Section I, as of record in Book 2331, Page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 61 fronts 70 feet on the north side of Jade Drive and runs back between parallel lines 225 feet to a dead line.

BEING part of the same property previously conveyed to Robert L. Rushford and Theresa J. Story, joint tenants with the right of survivorship, by Quitclaim Deed from Helen D. Rushford, through J. Blake Freeman, Trustee, dated August 12, 1997 and recorded August 15, 1997 in Book 10569, Page 885, Register's Office for Davidson County, Tennessee. Robert L. Rushford subsequently conveyed his interest in subject property to Theresa J. Stuermer, a married woman, by Warranty Deed dated September 11, 2009 and recorded September 14, 2009 in Instrument No. 20090914-0085673, said Register's Office. Theresa J. Stuermer being one and the same person as Theresa J. Story.

The above described property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is further subject to the lien of taxes and assessments for the current year and subsequent years; all matters appearing on the Plan of record in Book 2331, page 67, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as: 2108 Jade Drive, Nashville, Tennessee 37210

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), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 9th day of October, 2018.

Theresa J. Stuermer

STATE OF ~~GEORGIA~~ Tennessee

COUNTY OF ~~GLYNN~~ Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named THERESA J. STUERMER, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 9th day of October, 2018.

Commission expires: 03/02/2021

Notary Public

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER