WARRANTY DEED

Karen Johnson Davidson County
Batch# 198663 DEEDWARR
02/25/2019 10:35:25 AM 4 pgs
Fees: $23.00 Taxes: $925.00

20190225-0016698

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Elizabeth McDaniel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-24-2021

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-5300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fabian Santiago	Fabian Santiago	098 09 0A 078.00
(NAME) 5417 Mainsail Drive	(NAME) 5417 Mainsail Drive	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(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, **Darleen C. Blocker, Executrix for The Estate of Darryl A. Stewart, Eutha Lamond Averett, Scherrie P. Stewart Hewitt, Donald Filbert Stewart, Berdenia Fears and Marcelyn T. Stewart, Heirs at Law**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Fabian Santiago and Susana Marlen Jimenez, Husband and Wife** hereinafter called the GRANTEE(S), their 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. 195 on the Plan of Lakeshore, Phase 2-A, of record in Plat Book 7900, Page 425, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Darryl A. Stewart, a single person by Warranty Deed from Frank Batson Homes, Inc., dated February 12, 1993 and recorded February 19, 1993 of record in Book 8868, Page 629, in the Register's Office for Davidson County, Tennessee. The said Darryl A. Stewart (AKA Darryl Anthony Stewart) died testate on April 14, 2018, devising subject property to Darleen C. Blocker, Executrix as evidenced in File No. 18P1259, Probate Court Clerk's Office for Davidson County, Tennessee.

The Heirs of the decedent, Darryl Anthony Stewart, join in the execution of this instrument for the purpose of conveying any interest they may have to the property as described above.

This conveyance is subject to the following: Taxes for the year 2019 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 7900, Page 425, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, restrictions and easements, if any, recorded as Book 7572 Page 669 in the Register's Office for Davidson County, Tennessee; Easement recorded in Book 1298, Page 132, Book 4077 Page 604, Book 370 Page 444, Book 633 Page 568 and Book 1055 Page 248 in the Register's Office of Davidson County, Tennessee; Charter recorded in Book 7892 Page 464 and Book 8709 Page 424 in the Register's Office for Davidson County, Tennessee; Homeowner Association recorded in Book 9984 Page 654 and Book 10447 Page 932 in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5417 Mainsail Drive, Hermitage, TN 37076

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 19th day of February, 2019.

The Estate of Darryl A. Stewart

By: Darleen C. Blocker
Darleen C. Blocker, Executrix

Eutha Lamond Averett
Eutha Lamond Averett, Heir

Scherrie P. Stewart Hewitt
Scherrie P. Stewart Hewitt, Heir

Donald Gilbert Stewart
Donald Gilbert Stewart, Heir

Berdenia Fears
Berdenia Fears, Heir

m z l Marcelyn Stewart
Marcelyn T. Stewart, Heir

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Darleen C. Blocker, whom I am personally acquainted and who upon her oath acknowledged herself to be the Executrix for the Estate of Darryl Anthony Stewart, and that she being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal this 19th day of February, 2019.

Tracey Trumphour
NOTARY

MY COMMISSION EXPIRES: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF ~~VIRGINIA~~ TN
COUNTY OF Wilson

Before me, the undersigned Notary, personally appeared Eutha Lamond Averett, known to me, or proved on the basis of satisfactory evidence, to be the one who executed the foregoing instrument for the purpose herein contained.

Witness my hand and official seal this 15 day of February, 2019.

Liz Davis
NOTARY

My Commission Expires: _____

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF OHIO
COUNTY OF Cuyahoga

Before me, the undersigned Notary, personally appeared Scherrie P. Stewart Hewitt, known to me, or proved on the basis of satisfactory evidence, to be the one who executed the foregoing instrument for the purpose herein contained.

Witness my hand and official seal this 14 day of February, 2019.

Deborah A Smith
NOTARY

My Commission Expires: 05-06-2023 DEBORAH A SMITH

STATE OF OHIO
COUNTY OF Cuyahoga

Before me, the undersigned Notary, personally appeared Donald Gilbert Stewart, known to me, or proved on the basis of satisfactory evidence, to be the one who executed the foregoing instrument for the purpose herein contained.

Witness my hand and official seal this 14 day of February, 2019.

Deborah A Smith
NOTARY

My Commission Expires: 05-06-2023 DEBORAH A SMITH

STATE OF OHIO
COUNTY OF Cuyahoga

Before me, the undersigned Notary, personally appeared Berdenia Fears, known to me, or proved on the basis of satisfactory evidence, to be the one who executed the foregoing instrument for the purpose herein contained.

Witness my hand and official seal this 14 day of February, 2019.

Deborah A Smith
NOTARY

My Commission Expires: 05-06-2023 DEBORAH A SMITH

STATE OF OHIO
COUNTY OF Cuyahoga

Before me, the undersigned Notary, personally appeared Marcelyn T. Stewart, known to me, or proved on the basis of satisfactory evidence, to be the one who executed the foregoing instrument for the purpose herein contained.

Witness my hand and official seal this 14 day of February, 2019.

NOTARY

My Commission Expires: 05-06-2023

Deborah A Smith

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122