WARRANTY DEED

File #19067

Karen Johnson Davidson County
Batch# 202794 DEEDWARR
03/06/2019 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $532.80
20190306-0020617

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff Stockton and Maggie Stockton	Jeff & Maggie Stockton	-043-04-0-228.00
(NAME)	(NAME)	
643 Bixler Avenue	6117 Montcrest Dr.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37215	
(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, **Jason Walden and Tammy Newman, as Co-Administrators of the Estate of Shirley Joyce Hicks,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeff Stockton and Maggie Stockton, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 1, on the plan of Resubdivision of Lots 30 and 31, Block D, Woodlawn Estates, as shown by plat of record in Book 5190, Page 18, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Shirley J. Hicks, unmarried by Warranty Deed from Wendy E. Dyer Davis of record in Instrument No. 20020620-0074596 Register's Office for Davidson County, Tennessee, dated June 14, 2002 and recorded on June 20, 2002. Shirley J. Hicks, a/k/a Shirley Joyce Hicks, having since died intestate July 9, 2018. Her interest in the subject property having passed to the Co-Administrators of her Estate pursuant to an Order of the Davidson County Probate Court, Docket No. 18P1383. The surviving heirs of Shirley Joyce Hicks, her children; Tammy Newman, Jason Walden and Franklin Walden, join in this conveyance in their individual capacities to quitclaim any interest they have in the subject property to the Grantee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 643 Bixler Avenue, Madison, TN 37115

(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 our hands this 1st day of March, 2019.

The Estate of Shirley Joyce Hicks

Tammy Newman/co-administrator — Jason Walden Co-Administrator

By: Tammy Newman, Co-Administrator — **By: Jason Walden, Co-Administrator**

Tammy Newman — Jason Walden

Tammy Newman, individually — **Jason Walden, individually**

Franklin S. Walden

Franklin Walden, individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Tammy Newman and Jason Walden,** Co-Administrators of the Estate of Shirley Joyce Hicks, probate case No. 18P-1383 in the Probate Court for Davidson County, Tennessee, with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes contained therein.

Witness my hand, at office, this 1st day of March, 2019.

My commission expires: 8.4.20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Tammy Newman, Jason Walden and Franklin Walden**, with whom I am personally acquainted or proved to me their identities on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2019.

My commission expires: 8.4.20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

True Copy Certification

I, Leslie A. Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)