Karen Johnson Davidson County
Batch# 232204 DEEDWARR
05/20/2019 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $702.63
20190520-0047338

ADDRESS NEW OWNERS and
SEND TAX BILLS:
ANN STRIZAK
102 30th St
Old Hickory, TN 37138

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
53 12 - 0 - 112.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, ELDON LEE STINSON, married, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to ANN* STRIZAK, **hereinafter called GRANTEE, her heirs, successors and assigns forever, the following described property, to wit:

*Marie **Single

Land in Davidson County, Tennesee, being Lot No. 5, Block 6 on the plan of Dabbs & Elliot Subdivision No. 1 Old Hickory Tennessee of record in Plat Book 547, Page 97, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 5 in said Block 6 above referred fronts 50 feet on the southerly side of 30th Street in Dupontonia, Old Hickory, Tennessee, and runs back between parallel lines 144 feet to a 10-foot alley in the rear.

Being the same property conveyed to Eldon Lee Stinson by Warranty Deed from Music City Holdings, LLC, recorded on December 18, 2017, in Instrument No. 20171218-0128458, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

The subject property is not Grantor's marital residence.

This is improved property known as 102 30th Street, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, her heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 15 day of May, 2019.

Eldon Lee Stinson
ELDON LEE STINSON

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, ELDON LEE STINSON, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 15 day of May, 2019.

M Belote
NOTARY PUBLIC

My Commission Expires: 4-19-21

STATE OF TENNESSEE
NOTARY PUBLIC
J MIRANDA BELOTE
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $189,900.00.

AFFIANT

Subscribed to and sworn before me, this the 15th day of May, 2019.

NOTARY PUBLIC

My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY