WARRANTY DEED

Karen Johnson Davidson County
Batch# 288779 DEEDWARR
09/20/2019 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20190920-0095690

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Antonyo McQuiddy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF September, 2019.

Cari Allen
Notary Public

MY COMMISSION EXPIRES: 7-5-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antonyo McQuiddy	Stockton Mtg. Corp.	
(NAME)	(NAME)	06915000300
1609 Emerald drive	88 C Michael Davenport Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Frankfort, KY 40601	
(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, **Beverly A. Bell, Executrix of the Estate of Betty J. Malone at Docket No. 19P990 in the Probate Court of Davidson Co. , TN** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Antonyo McQuiddy, unmarried man,** 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:

Being Lot No 6, on the Plan of Hydes Ferry Park, Section 1, of record in Book 2330, Page 110, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 begins on the northwesterly margin of Emerald Drive at the corner of Lots Nos. 5 and 6; thence with the line between said two lots northwesterly 547.1 feet; thence south 80 degrees 30' West 33 feet to the easterly margin of the Tennessee Central Railroad right-of-way; thence with the same southerly 312 feet to the corner of lots Nos. 6 and 7; thence with the line between said two lots southeasterly 403.3 feet to the northwesterly margin of Emerald Drive; thence with the same northeasterly 106 feet to the beginning.

Being the same property conveyed to Betty Jane Malone by virtue of that certain Deed dated June 30, 1967, and being of record at Book 4149, Page 930 in the Register's Office of Davidson County, Tennessee. Betty J. Malone died testate May 3, 2019 and her Last Will and Testament has been probated in Docket No. 19P660 in the Probate Court of Davidson County, Tennessee, with Beverly A. Bell appointed as Executrix with the Will directing the deceased's real estate be sold.

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 1609 Emerald Dr. Nashville, TN 37218
(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 19th day of September, 2019.

Beverly A. Bell, Executrix

Beverly A. Bell, Executrix

STATE OF TENNESSE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Beverly A. Bell, Executrix of the Estate of Betty J. Malone at Docket No. 19P990 in the Probate Court of Davidson Co., TN with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of September, 2019.

Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

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