Karen Johnson Davidson County
Batch# 293068 DEEDWARR
09/30/2019 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,615.05
20190930-0099185

WARRANTY DEED

32925

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $436,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th day of September, 2019

Notary Public

My Commission Expires: 5/2/22 (AFFIX SEAL)

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

KORTALEKELLEY LAW FIRM

330 Commerce Street, Ste. 110, Nashville, TN 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
ROBERT STEWART AND SARITA STEWART	"NEW OWNER"	104-9
(NAME) 5710 Questridge Road	(NAME)	138.00
(ADDRESS) Franklin, TN 37064	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), 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, **CONGREGATION SHERITH ISRAEL, A TENNESSEE NON-PROFIT CORPORATION**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ROBERT STEWART AND WIFE, SARITA STEWART**, 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:

BEING A TRACT OR PARCEL OF LAND LOCATED IN THE 24TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE WESTERLY MARGIN OF BOWLING AVENUE, NORTH OF WEST END AVENUE, SAID LAND BEING THE NORTHERLY 70 FEET 6 INCHES OF THE SOUTHERLY 75 FEET AND SIX INCHES OF LOT NO. 50, BLOCK 5, DIVISION "A" OF THE RICHLAND REALTY COMPANY PLAN OF LOTS OF RECORD IN BOOK 161, PAGE 151 R.O.D.C., TN. AND DESCRIBED ACCORDING TO BOUNDARY SURVEY BY JOHN ALAN HOOD, TENNESSEE REGISTERED LAND SURVEYOR NO. 1838, DATED MARCH 12, 2019, AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) ON THE WESTERLY MARGIN OF BOWLING AVENUE (70 WIDE R.O.W.), SAID ROD BEING THE SOUTHEAST CORNER OF THE PART OF LOT NO. 50, BLOCK 5, DIVISION "A" OF THE RICHLAND REALTY COMPANY PLAN OF LOTS OF RECORD IN BOOK 161, PAGE 151 R.O.D.C., TN. OWNED BY ROBERT & SARITA STEWART LAND (INSTRUMENT# 20110111-0002852 R.O.D.C., TN) AND BEING LOCATED S 23 36'55" E 124.56 FEET FROM THE SOUTHWEST R.O.W. INTERSECTION OF RICHLAND AVENUE AND SAID BOWLING AVENUE AT THE ORIGINAL NORTHEAST CORNER OF SAID LOT NO. 50, BLOCK 5, DIVISION "A" OF THE RICHLAND REALTY COMPANY PLAN OF LOTS OF RECORD IN BOOK 161, PAGE 151 R.O.D.C., TN.

A PLAN OF THE PROPERTY DIVIDING IT INTO BLOCKS IS OF RECORD IN BOOK 161, PAGE 151 R.O.D.C., TN BUT DOES NOT SHOW THE BLOCKS SUBDIVIDED INTO SMALL LOTS. ADJACENT DEED DESCRIPTIONS CALL FOR THE SMALLER LOTS BEING DESCRIBED ACCORDING TO A PRINTED COPY OF AN UNREGISTERD PLAN SUBDIVISION SUBDIVIDING SAID BLOCKS INTO LOTS;

CONTINUED ON NEXT PAGE

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THENCE WITH SAID WESTERLY MARGIN OF BOWLING AVENUE S 23 36'55" E 70.50 FEET TO AN IRON ROD (NEW) AT THE NORTHEAST CORNER OF THE CONGREGATION SHERITH ISRAEL LAND (BOOK 1781, PAGE 500 R.O.D.C., TN);

THENCE LEAVING SAID WESTERLY MARGIN WITH SAID CONGREGATION SHERITH ISRAEL LAND S 66 31'22" W 99.66 FEET TO AN IRON ROD (NEW) IN THE EASTERLY LINE OF LOT 12, RESUBDIVISION OF LOT 6, RICHLAND HALL (INSTRUMENT # 20170718-0072022 R.O.D.C, TN OWNED BY MIKE FORD CUSTOM BUILDERS, LLC (INSTRUMENT # 20150619-0059102 R.O.D.C., TN); THENCE WITH SAID LOT 12 N 23 38'59" W 70.50 FEET TO AN IRON ROD (NEW) AT THE SOUTHWEST CORNER OF THE PORTION OF SAID LOT NO. 50, BLOCK 5 OWNED BY SARAH TAVENNER (INSTRUMENT# 20180618-0058379 R.O.D.C., TN);

THENCE WITH SAID TAVENNER & STEWART N 66 31'22" E 99.70 FEET TO THE POINT OF BEGINNING.

BEING the same property conveyed to CONGREGATION SHERITH ISRAEL, by Deed from WILLIAM SCHLANGER, HARRY STERN, DAVID NAFT, HENRY FOYER, SAM HESSA, H. M. COHEN, MIKE DONESON, DONALD ARKOVITZ, CHARLES BERSS, EUGENE HELLER, HORACE MOSKOVITZ, AND DR. RICHARD GOLDBERG, of record in Book 7804, Page 619, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, and By-Laws of Richland Hall of record in Instrument No. 20090814-0081223, Register's Office for Davidson County, Tennessee; INCLUDING, BUT NOT LIMITED TO Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County, Acting by and Through the Electric Power Board of said Government of record in Instrument No. 20190830-0087913, said Register's Office; Subject to Ordinance BL 2000-476, Urban Overlay of record in Metro Clerk's Office for Davidson County; Subject to Ordinance SO96-555, of record in Metro Clerk's Office for Davidson County, Tennessee; Exclusive Perpetual Easement for Ingress, Egress, Regress, Driveway & Privacy Fence of record in Instrument nO. 20190814-0081224, said Register's Office; Easement for Private Drive and joint use of ten-foot strip described in instrument of record in Book 840, Page 563, said Register's Office and any/all easements and setback lines as set forth on the above plan of record; ***and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.***

BEING property known as: **133 Bowling Avenue, Nashville, TN, 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 27th day of September, 2019

CONGREGATION SHERITH ISRAEL,
A TENNESSEE NON-PROFIT CORPORATION

BY: _____
EVAN RITTENBERG, PRESIDENT

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **EVAN RITTENBERG**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the PRESIDENT of **CONGREGATION SHERITH ISRAEL, A TENNESSEE NON-PROFIT CORPORATION,** the within named bargainor(s), and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the a Tennessee non-profit corporation by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of September, 2019.

My Commission Expires: 5/2/22

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, 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.

_____
Peter Weiss

State of Tennessee)
County of Davidson)

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

_____
Notary Public