Karen Johnson Davidson County
Batch# 299046 DEEDWARR
10/10/2019 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20191010-0103998

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 60714
Dav. Co. File: Box 8

35054

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joseph C. Davis, LLC 4333 Chickering Lane Nashville, TN 37215	Joseph C. Davis, LLC 4333 Chickering Lane Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 13001007600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$485,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Stewart, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph C. Davis, LLC, a limited liability company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot Nos. 27 and 28 on the Plan of the Courts of Bellemeade of record in Book 547, page 141, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to David Steward by Warranty Deed from William Chase Corn and wife, Ramsey White Corn, dated August 2, 2013 and recorded on August 5, 2013, of record in Inst. No. 20130805-0081783, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2019, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 547, page 141, said Register's Office.

Tessa Stewart, spouse of David Stewart, joins in execution of this instrument solely to convey any marital interest she may have in the subject property.

This is improved property, known as 116 Lafayette Court, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of October, 2019.

David Stewart

Tessa Stewart

State of Tennessee

County of Davidson

On this 4th day of October, 2019, before me the undersigned authority, personally appeared David Stewart and Tessa Stewart, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $485,000.00.

Affiant

Sworn and subscribed before me this 4th day of October, 2019.

Notary

My Commission Expires: October 2, 2023

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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: October 7, 2019
Notary Seal:

