NEW OWNER:
Kathleen L. Sturdivant
422 Shady Stoneway
Madison, TN 37115

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 20-9

MAP & PARCEL
052-09-0-095.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 358312 DEEDWARR
02/14/2020 09:31:30 AM 4 pgs
Fees: $23.00 Taxes: $932.40
20200214-0017020

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED FIFTY TWO THOUSAND AND 00/100 DOLLARS ($252,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Stoneway Holdings, LLC, a Texas Limited Liability Company** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Kathleen L. Sturdivant, Married** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 15-22 inclusive and Lots No. 51-54 inclusive on the plan of Woodvale Grove, Montague Park, as of record in Book 421, page 193, Register's Office for said County, and such portions of the "Boardwalk" and a 14 foot unnamed road vacated and abandoned by Metropolitan Council Bill No. 69-963, recorded in Book 4392, page 781, said Register's Office, being described as follows:

Said Lot No. 15-18 adjoin and front together 80 feet on the Northwesterly side of the Board Walk and run back between parallel lines 20 feet to a dead line.

Said Lot Nos. 19-22 adjoin and front together 80 feet on the Southeasterly side of the Board Walk and run back between parallel lines 20 feet to a dead line.

Said Lot Nos. 51-54 adjoin and front together 80 feet on the Northwesterly side of Shady Stoneway and run back between parallel lines 20 feet to a dead line.

Being the same property conveyed to Stoneway Holdings, LLC, a Delaware limited liability company by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20190122-0006058 Register's Office for Davidson County, Tennessee, dated January 18, 2019 and recorded on January 22, 2019.

Being also known as 422 Shady Stoneway Madison, TN 37115.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 7 day of **February, 2020**.

Stoneway Holdings, LLC, a Texas Limited Liability Company, by way of its members unanimous signatures below:

Theresa Avenue Holdings, LLC, Member:

By: _____
Adam Green, Authorized Manager/Officer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Adam Green, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the authorized manager/officer of Theresa Avenue Holdings, LLC, within-named bargainor, and as such authorized agent, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized agent.

WITNESS my hand and official seal at office this 7 day of **February, 2020**.

_____
NOTARY PUBLIC

My commission expires: 10-26-24

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Building Company No. 7, Inc., Member:

By: _____
Matthew Millsap, President

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Matthew Millsap, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the President of Building Company No. 7, Inc., the within-named bargainor, and as such authorized agent, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized agent.

WITNESS my hand and official seal at office this 7 day of **February, 2020**.

_____
NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **252,000.00**.

_____
AFFIANT

Sworn to and subscribed to before me this 7 day of **February, 2020**.

_____
NOTARY PUBLIC

My commission expires: _____

CHRISTY MICHELLE JONES NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY MY COMMISSION EXPIRES 2-27-2021

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires:

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021