Karen Johnson Davidson County
Batch# 413475 DEEDWARR
06/11/2020 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $851.74
20200611-0059797

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0289

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,200.00

H. Elmore Myatt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of May, 2020

Aimee Denise Bobbitt
Notary Public

Commission Expires: 7/3/23

AIMEE DENISE BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Karen Nabors Stone and Dennis R. Stone 1207 Kenmore Place Nashville, TN 37216	Renasant Bank, ISAOA, ATIMA C/O Central Loan Administration & Reporting P.O. Box 202028 Florence, SC 29502	072-06-0-320.0

WARRANTY DEED

FOR AND IN 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, I/WE,

Herbert Elmore Myatt as Administrator of the Estate of David W. Myatt and Herbert Elmore Myatt, as sole heir of David W. Myatt

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Karen Nabors Stone and Dennis R. Stone, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in Davidson County, Tennessee, being Lot No. 4 on the Map showing Jones' and Land's Subdivision of part of Lot No. 41 on the Map of Kenmore Place of record in Book 332, Pages 32 and 33, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 65 feet on the West side of Foster Street and runs back between parallel lines 180.72 feet to a dead line in the rear.

Being the same property conveyed to David W. Myatt, a single person by Special Warranty Deed from the Secretary of Veterans Affairs, an Officer of the United States of America of record in Book 8651, Page 184, Register's Office for Davidson County, Tennessee, dated June 05, 1992 and recorded on June 12, 1992.

David W. Myatt died January 04, 2020, his estate entered in the Seventh Circuit Court for Davidson County, Tennessee as Docket No. 20P-178.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1207 Kenmore Place, Nashville, TN 37216

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29 day of May, 2020.

Estate of David W. Myatt

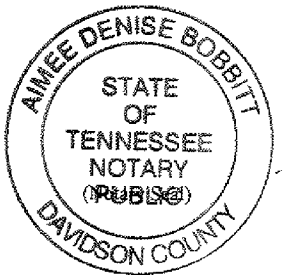
By: H. Elmore Myatt trustee
Herbert Elmore Myatt, Administrator

By: H. Elmore Myatt
Herbert Elmore Myatt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Herbert Elmore Myatt as Administrator of the Estate of David W. Myatt** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of May, 2020.

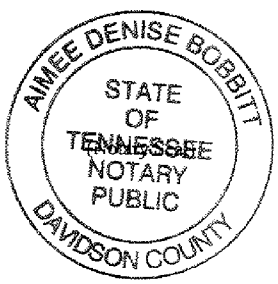


Aimee Denise Bobbitt
Notary Public
My Commission Expires: 7/3/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Herbert Elmore Myatt** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of May, 2020.



Aimee Denise Bobbitt
Notary Public
My Commission Expires: 7/3/23

True Copy Certification

I, **Jennifer Pennell**, 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

