THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 436557 **DEEDWARR**
07/13/2020 11:54:40 AM 2 pgs
Fees: $13.00 Taxes: $3,326.30

20200713-0076257

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **899,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-2-24

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Stewart, IV	owner	MAP 104-12-0-
1925 19Th Avenue South		PARCEL 170-00
Nashville, TN 37212-3805		
(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, WE, **Erik Carlson and wife, Libby Carlson**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott Stewart, IV**

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:

Land in Davidson County, Tennessee, being the Northerly Fifty (50) feet of Lot No. 56 on the Plan of Revised and Corrected Plan of Lots 43-44, 57-58 in Christopher and Kirkman's Belmont Park Subdivision of record in Plat Book 57, Page 158, and Book 421, Page 154, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Part of Lot No. 56 fronts fifty (50) feet on the Westerly side of 19th Avenue South, formerly Avondale Avenue and runs back between parallel lines and Hundred Fifty-Nine (159) feet to an alley.

Being the same property conveyed to Erik Carlson and wife, Libby Carlson by Warranty deed from Eugene TeSelle and wife, Penelope S. TeSelle of record in Instrument No. 20150427-0037430 Register's Office for Davidson County, Tennessee, dated April 24, 2015 and recorded on April 27, 2015.

This is IMPROVED property known as **1925 19th Avenue South, Nashville, TN 37212-3805.**

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 our hands this the 10th day of July, 2020.

Libby Carlson by JAW attny-in-fact
Libby Carlson by James A. Waechter, Attorney-in-Fact

Erik Carlson by JAW attny-in-fact
Erik Carlson by James A. Waechter, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James A. Waechter** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Libby Carlson and Erik Carlson**, as their Attorney in Fact, as the free act and deed of the within named **Libby Carlson and Erik Carlosn**.

Witness my hand and official seal this the 10th day of July, 2020.

My Commission expires 9-6-22

Tracey Perry
Notary Public

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON