RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014380

Karen Johnson Davidson County
Batch# 473933 DEEDWARR
09/11/2020 12:14:30 PM 2 pgs
Fees: $13.00 Taxes: $806.97
20200911-0103963

WARRANTY DEED

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,100.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2020.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcus C. Stewart Jr. PO Box 128 Arrington, TN 37014	Same	149-11-0-A-037.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighteen Thousand One Hundred and 00/100 Dollars ($218,100.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **EDGAR W. KERSEY ETUX EMMA JEAN KERSEY**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **MARCUS C. STEWART JR., AN UNMARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 37, Rice Hill Phase 2, as of record in Plat Book 6900, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Edgar W. Kersey etux Emma Jean Kersey from Kenneth S. Victory and wife, Gail C. Victory, by Warranty Deed dated 09/14/1987 and recorded 09/16/1987 in Book 7353, page 328 and re-recorded in Instrument No. 20040317-0030543, Register's Office of said County.

The address of the herein described property is believed to be 1625 Rice Hill Court, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 8th day of September, 2020.

EDGAR W. KERSEY

EMMA JEAN KERSEY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Edgar W. Kersey and Emma Jean Kersey, 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 seal, this the 8th day of September, 2020.

Notary Public

SHANNON ZICCARDI
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Shannon Ziccardi
Printed Notary Name

My commission expires: My Commission Expires May 16, 2023

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed 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.

Tameika Jones

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC