Karen Johnson Davidson County
Batch# 490864 DEEDWARR
10/07/2020 10:19:53 AM 2 pgs
Fees: $13.00 Taxes: $1,646.13

20201007-0116204

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ 444,900

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH20-00352

Address of New Owner:	Send Tax Bills to:	Tax Information:
Joseph A. Walker, Jr. and Alice S. Walker, husband and wife 4822 Briarwood Dr Nashville, TN 37211	Stella Properties LLC 1 Laurel Canyon St. Anniston, AL. 36207	146-04-0-083.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Colleen A. Stewart and Joshua A. Stewart, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Joseph A. Walker, Jr. and Alice S. Walker, husband and wife**, hereinafter called the Grantees, their successors 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 Lot No. 565, on the plan of Section Fourteen, Caldwell Hall, as shown by plat of record in Book 3300, Page 77, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

24 month chain of title:

Being the same property conveyed to Colleen A. Stewart and Joshua A. Stewart, wife and husband by deed from Wesley S. Magill and Lauren M. Magill, husband and wife, dated December 5, 2014, recorded December 9, 2014, of record in Instrument No. 20141209-0112850, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 4822 Briarwood Dr, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 5th day of October, 2020

Colleen A. Stewart

Joshua A. Stewart

State of Tennessee

County of Williamson

Signed and sworn to before me the 5th of October, 2020, by Colleen A. Stewart and Joshua A. Stewart.

Notary Public

Affix stamp/seal: 07/24/2023 Expires

