This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8321 fax

Karen Johnson Davidson County
Batch# 543802 DEEDWARR
12/31/2020 09:08:11 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20201231-0154896

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, WE, **PEGGY GARDNER COVINGTON, UNMARRIED**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAD HUNTER STEWART, AND SARA B. STEWART, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 138 ON THE PLAN OF EASTLAND ACRES, SECTION II, AS OF RECORD IN BOOK 2331, PAGE 7, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 138 FRONTS 80 FEET ON THE WEST SIDE OF CHAPMAN DRIVE AND RUNS BACK BETWEEN LINES, 242.4 FEET ON THE NORTH LINE AND 242.2 FEET ON THE SOUTH LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 60 FEET.

BEING THE SAME PROPERTY CONVEYED TO JAMES EARL COVINGTON AND WIFE, PEGGY GARDNER COVINGTON, BY DEED FROM GAINES & GREGORY CONSTRUCTION COMPANY, INC., OF RECORD IN BOOK 2442, PAGE 371, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID JAMES EARL COVINGTON HAVING SINCE DIED LEAVING PEGGY GARDNER COVINGTON AS THE SOLE OWNER OF THE PROPERTY.

This is improved property, known as 2432 CHAPMAN DRIVE, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 21 day of December, 2020.

Peggy Gardner Covington
PEGGY GARDNER COVINGTON
BY: SHERI LYNN RODE, ATTORNEY IN FACT
by Sheri Lynn Rode

STATE OF Tennessee
COUNTY OF Sevier

On this 21 day of December, 2020, before me personally appeared SHERI LYNN RODE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PEGGY GARDNER COVINGTON, as Attorney in Fact, and who acknowledged that she executed the same as the free act and deed of PEGGY GARDNER COVINGTON, as Attorney in Fact.

DONE at offices in Gatlinburg, Tn, Tennessee, on this the 21 day of December, 2020.

Katie Sharp
NOTARY PUBLIC
My commission expires: 3/1/2023

KATIE SHARP
STATE OF TENNESSEE NOTARY PUBLIC
SEVIER COUNTY

Peggy Gardner Covington

PEGGY GARDNER COVINGTON
BY: KAREN GAIL ROTHWELL, ATTORNEY IN FACT

Karen Gail Rothwell

STATE OF Tennessee
COUNTY OF Sevier

On this 21 day of December, 2020, before me personally appeared KAREN GAIL ROTHWELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PEGGY GARDNER COVINGTON, as Attorney in Fact, and who acknowledged that she executed the same as the free act and deed of PEGGY GARDNER ~~RODE~~ Covington, as Attorney in Fact.

DONE at offices in Gatlinburg, Tn, on this the 21 day of December, 2020.

Katie Sharp
NOTARY PUBLIC
My commission expires: 3/1/2023

KATIE SHARP
STATE OF TENNESSEE NOTARY PUBLIC
SEVIER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$275,000.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of December, 2020.

Gina Dunning
NOTARY PUBLIC
My commission expires: 8/21/23

GINA DUNNING
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address New Owner(s) as follows:
TAD HUNTER STEWART
SARA B. STEWART
117 RUBY DRIVE
HENDERSONVILLE, TN 37075

Send Tax Bills To:
Same as above

MAP/PARCEL: 083120/007.00