Prepared by:

SMITH • SHOLAR • MILLIKEN, PLLC
846 CONFERENCE DRIVE
STE. 4
GOODLETTSVILLE, TN 37072

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Lic #: USB-VRES-20 3559

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of January, 2021.

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary Public
MY COMMISSION EXPIRES: 7/9/24
File No. G20-11354

Karen Johnson Davidson County
Batch# 560503 DEEDWARR
01/25/2021 03:14:40 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20210125-0010874

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael G. Stewart Ruth Stewart (NAME)	New Owners (NAME)	030-00-0-044
412 N 16th St (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Sheilah Wise, devisee under last will and testament of Lorene Agnes Carver,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael G. Stewart and Ruth Stewart, husband and wife,** 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:

TRACT I:
LAND in Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a stake in the center of Bear Branch in the northerly boundary of Clifford D. Duke line, which point is 225 feet east of the northwest corner of said Duke's tract of land, running thence South 12 degrees East 295 feet to a 12-inch walnut; thence South 70 degrees 30 minutes West 100 feet to a stake; thence North 12 degrees West 275 feet to a stake in the center of Bear Branch, said stake being 122 feet east of the northwest corner of said Duke's tract of land; thence with the center of said Branch North 62 degrees 15 minutes East 103 feet to the beginning.

BEING the same property conveyed to Bobby Lee Carver and wife, Lorene Duke Carver, by Deed from Nellie Duke, dated 9/3/1955 and recorded 9/12/1955 in Book 2449, Page 219, in the Register's Office of Davidson County, Tennessee.

TRACT II:
This being a portion of the E.W. Pardue tract of land in Davidson County, Tennessee, on the south side of Bear Hollow Road and north side of Clifford Duke line, which runs as follows:

BEGNINING at an iron pin center of Bear Hollow Road northeast corner of Clifford Duke's tract; thence South

80 degrees West 290-3/4 feet to a stake; thence South 62 degrees 15 minutes West 103 feet to a stake; thence North 12 degrees West 119.5 feet to center of said Road; thence with center of said Road North 73 degrees 30 minutes East 114 feet; thence South 89 degrees 15 minutes East 100 feet; thence South 75 degrees 30 minutes East 205 feet to the beginning, containing 0.65 acres, more or less.

Being the same property conveyed to Lorene D. Carver, a single person by Deed of Distribution from Administrator CTA Deed from Paul S. Parker, as Administrator. CTA of the Estate of Nellie Ages Duke of record in Book 10523, page 719, Register's Office for Davidson County, Tennessee. dated March 14, 1997 and recorded on March 14, 1997. The said Lorene D. Carver having since died testate on September 28, 2016 devising said property to Sheilah Ann Carver Wise (also known as Sheilah Wise and Sheila A. Wise) per the Last Will and Testament of Lorene D. Carver (also known as Lorene Agnes Duke Carver and Lorene A. Carver) of record in Case No. 16P1802, in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee.

The said Bobby Lee Carver having since predeceased Lorene Duke Carver. The said Lorene Duke Carver having since died, testate, on September 28, 2016 and by her Last Will and Testament filed under Docket No. 16P-1802 in the Probate Court for Davidson County, Tennessee, she devised subject property to Sheilah Ann Carver Wise. See Order of Probate to Establish Title to Real Estate recorded in Instrument No. 20161116-0120876 and Last Will and Testament of Lorene A. Carver recorded in Instrument No. 20161116-0120877, in the Register's Office of Davidson County, Tennessee.

Sheilah Wise is aka Sheilah Ann Carver Wise aka Sheila A. Wise. Mark Wise joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly his marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to Easement reserved in Book 2449, Page 219, in the Register's Office of Davidson County, Tennessee.
2. Subject to Easement to Southern Bell in Book 1853, Page 255, in the Register's Office of Davidson County, Tennessee.
3. Subject to Maintenance Agreement for Private Road in Instrument No. 20170519-0049932, in the Register's Office of Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3559 Bear Hollow Road, Nashville, TN 37189.

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. Whenever 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/our hand(s) this 15th day of January, 2021.

Sheilah Wise

Mark Wise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of January, 2021, before me personally appeared Sheilah Wise and Mark Wise, wife and husband, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of January, 2021.

DAVID SCOTT DELAP NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-27-2022