WARRANTY DEED

Karen Johnson Davidson County
Batch# 563791 DEEDWARR
01/29/2021 09:26:00 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20210129-0013106

G-LG-20-1217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anita McLeod	**First Community Mortgage, Inc.**	
(NAME)	(NAME)	**052-08-0-031.00**
1217 Shawnee Rd	**262 Robert Rose Dr, Suite 200**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALISSAR L. STEWART, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANITA MCLEOD, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 45 on the Plan of Section 1, Sequoia Valley of record in Plat Book 3700, Page 81, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William F. Stewart and Alissar L. Stewart, husband and wife by Warranty deed from Allan Smith, married of record in Instrument No. 20180920-0093206 Register's Office for Davidson County, Tennessee, dated September 18, 2018 and recorded on September 20, 2018. The said William F. Stewart having died April 2, 2020 leaving property to Alissar L. Stewart as sole surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 81, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 4047, Page 877, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **1217 Shawnee Rd, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 26th DAY OF JANUARY, 2021.

Alissar L. Stewart by Delores Jo Eslick, Attorney in Fact

Alissar L. Stewart by Delores Jo Eslick,
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, Delores Jo Eslick, 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 ALISSAR L. STEWART, and who acknowledged he/she/they executed the same as the free act and deed of the said ALISSAR L. STEWART.

Witness my hand and official seal, this the 26th of January, 2021.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212