WARRANTY DEED

Karen Johnson Davidson County
Batch# 571445 DEEDWARR
02/09/2021 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $166.50
20210209-0018590

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF February, 2021.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MEMORIE WHITE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Jones and Chinita Jones	owners at owners	
(NAME)	(NAME)	
1301 Lowes Lane	address	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Rochell Stewart, Jessie Stewart, III, Shadale Smith, Frederick D Stewart, Jestine Tilford, and Majesta Harney,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy Jones and Chinita Jones, husband and wife, HEREINAFTER CALLED THE GRANTEE, HIS/THEIR HEIRS 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 a part of Block 3 on the Map of G. T. Sheegog's Subdivision of Bordeaux, Tennessee, as of record in Book 421, Page 191, Register's Office for Davidson County, being Lot No. 9 on the unrecorded plan of the subdivision of said Block No. 3, according to a survey made by Erle Drake, County Surveyor, February 01, 1947, described as follows:
Beginning on the Southerly margin of South Hamilton Road, 94 feet West of the Westerly margin of Doak Avenue, said beginning point is also the common corner of Lots No.s 9 and 10; thence with the line between said lots, Southwardly 175.15 feet; thence Westwardly 50 feet to the corner of Lots No.s 8 and 9; thence with the line between said lots, Northwardly 174.80 feet to the Southerly line of South Hamilton Road; thence with the Southerly line of said Road, Eastwardly 50 feet to the beginning.

Being the same property conveyed to Marvin W. Stewart, unmarried by Warranty deed from Robert E. Bryan, Jr. and wife, Mary A. Bryan of record in Book 10479, page 976, Register's Office for Davidson County, Tennessee, dated May 30, 1997 and recorded on June 04, 1997. Marvin W. Stewart died testate on December 1, 2014 leaving his mother Juline Lee Stewart as his remaining heir per Affidavit of Heirship of record at Instrun202102090018580 and 202102090018581 he Register's Office of Davidson County, TN. Juline Lee Stewart died intestate on August 9, 2015 leaving Rochell Stewart, Jessie Stewart, III, Crayvetter Mario Stewart, Frederick D. Stewart, and Jestine Tilford as her remaining heirs per Affidavit of heirship of record at Instrume202102090018582 and 202102090018583 he Register's Office of Davidson County, TN. Crayvetter Mario Stewart died intestate on October 18, 2018 leaving Shadale Smith and Majesta Harney as her remaining heirs per Affidavit of Heirship of record at Instrun202102090018584 and 202102090018585 the Register's Office of Davidson County, TN.

****Sellers warrant that this is not their primary residence.****

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1724 S Hamilton Rd Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 8th day of February, 2021.

Rochell Stewart

Rochell Stewart

Jessie Stewart III
by Rochell Stewart, Attorney in Fact

Jessie Stewart, III, by Rochell Stewart, Attorney In Fact

Shadale Smith
by Rochell Stewart, Attorney in Fact

Shadale Smith, by Rochell Stewart, Attorney in Fact

Frederick D Stewart by Rochell Stewart, Attorney in fact

Frederick D Stewart, by Rochell Stewart, Attorney In Fact

Justine Tilford by
Rochell Stewart, Attorney in Fact

Justine Tilford, by Rochell Stewart, Attorney in Fact

Majesta Harney
by Rochell Stewart, Attorney in Fact

Majesta Harney, by Rochell Stewart, Attorney in Fact

STATE OF TENNEESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Rochell Stewart** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of February, 2021.

Notary Public

My Commission Expires: 7.5.2021

STATE OF TENNEESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said State and County, Rochelle Stewart, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Rochell Stewart, Jessie Stewart, III, Shadale Smith, Frederick D Stewart, Justine Tilford, and Majesta Harney and acknowledged that he executed the same as the free act and deed of the said Rochell Stewart, Jessie Stewart, III, Shadale Smith, Frederick D Stewart, Justine Tilford, and Majesta Harney.

WITNESS my hand and official seal at office this 8th day of February, 2021.

Notary Public

My Commission Expires: 7.5.2021

Certificate of Authenticity

I, Emily Reed, do hereby make oath that I am a licensed attorney and/ or the 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022