Karen Johnson Davidson County
Batch# 642505 DEEDWARR
05/24/2021 09:07:17 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20210524-0069785

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
2401 MEMORIAL BLVD
SPRINGFIELD, TN 37172

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $215,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 18th day of May, 2021.

NOTARY PUBLIC

My commission expires: 10-10-23

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON
My Comm. Expires October 10, 2023

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Betty A. Smith (NAME)	United Wholesale Mortgage, LLC (NAME)	033-03-0-A-088.00
88 Rolling Meadows Drive (ADDRESS)	585 South Blvd E. (ADDRESS)	
Goodlettsville, TN 37072	Pontiac, MI 48341	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Christopher D. Stewart and Daniel E. Stewart and Patricia M. Johnson,** hereinafter called the **GRANTOR(S)**. have/has bargained and sold, and by these presents do transfer and convey unto **Betty A. Smith**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being Unit No. 88 as shown on Plat of Rolling Meadows, Phase I, Section V, of record in Book 6900, Page 495, Register's Office for Davidson County, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Association, all as described in Book 6593, Page 194, as amended in Book 7408, Page 733, said Register's Office.

Being the same property conveyed to Judith M. Stewart by Deed from Corson Development, Inc., a Tennessee Corporation, dated 11/30/1987 of Record in Book 7415, Page 834, Register's Office for Davidson County, Tennessee. The said Judith M. Stewart having since deceased on or about October 2, 2020. Per Petition to Probate, Case No. 20P1880, in the Seventh Circuit Court for Davidson County, Tennessee, said property is devised to her only heirs-at-law, Christopher D. Stewart, Daniel E. Stewart and Patricia M. Johnson.

This property is __unimproved _X_improved property known as: 88 Rolling Meadows Drive, Goodlettsville, TN 37072.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 18th day of May, 2021.

Christopher D. Stewart

Daniel E. Stewart

Patricia M. Johnson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher D. Stewart and Daniel E. Stewart, and Patricia M. Johnson, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of May, 2021.

Notary Public
My Commission Expires:

