Karen Johnson Davidson County
Batch# 652309 DEEDWARR
06/09/2021 09:29:25 AM 2 pgs
Fees: $13.00 Taxes: $1,961.00
20210609-0077194

WARRANTY DEED

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

'ENNESSEE
F DAVIDSON
L CONSIDERATION OR VALUE, WHICHEVER IS
..., OR THIS TRANSFER IS $530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2021

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

File No. BC-21-861

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ariana Stillman	NEW OWNER	
(NAME)	(NAME)	
1901 Electric Avenue		094-02-0-194.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, I/we, **Willow Eden Fort, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ariana Stillman,** an unmarried woman, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 44 on the Plan of United Electric Railway Company's Addition of record in Plat Book 161, Page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 50 feet on the North side of Electric Avenue and runs back between parallel lines, along the East margin of South 19th Street, 150 feet to an alley.

Being the same property conveyed to Willow Eden Fort, married by Warranty deed from William Ben Albert, unmarried of record in Instrument No. 20030822-0122518 Register's Office for Davidson County, Tennessee, dated August 07, 2003 and recorded on August 22, 2003.

Being the same property conveyed to Willow Eden Fort, an unmarried woman by Quitclaim deed from Willow Fort, an unmarried woman, who acquired title as Willow Eden Fort, a married woman of record in Instrument No. 20180820-0082454 Register's Office for Davidson County, Tennessee, dated August 13, 2018 and recorded on August 20, 2018.

This is property more commonly known as 1901 Electric Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 8th day of June, 2021.

Willow Eden Fort

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of June, 2021, before me personally appeared Willow Eden Fort, 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 8th day of June, 2021.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022