Karen Johnson Davidson County
Batch# 671988 DEEDWARR
07/07/2021 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20210707-0091304

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2021.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael Ray Stewart Stephanie Ruth Stewart	New Owner(s)	043-13-0-309.00
228 Hickory Street		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PHILIPPE A. FRANCOZ AND SYLVIE M. FRANCOZ, AS TRUSTEES OF THE FRANCOZ FAMILY TRUST DATED MAY 30, 2006**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL RAY STEWART AND STEPHANIE RUTH STEWART, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 33, Block "D" on the Plan of Crittenden Estates Subdivision of record in Plat Book 974, Page 69, 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 No. 33 fronts 50 feet on the South side of Oak Street and runs back between parallel lines 140 feet to a dead line and measures 50 feet thereon.

Being the same property conveyed to Philippe A. Francoz and Sylvie M. Francoz, as Trustees of the Francoz Family Trust dated May 30, 2006 by Warranty deed from Frank Edward McMahan, an unmarried man of record in Instrument No. 20160218-0015619 Register's Office for Davidson County, Tennessee, dated February 16, 2016 and recorded on February 18, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 228 Hickory Street, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of July, 2021.

The Francoz Family Trust dated May 30, 2006

By: Philippe A. Francoz
Philippe A. Francoz, Trustee

By: Sylvie M. Francoz, Trustee
Sylvie M. Francoz, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Philippe A. Francoz, Trustee and Sylvie M. Francoz, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustees of The Francoz Family Trust dated May 30, 2006, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 1st day of July, 2021.

Notary Public

My Commission Expires: 5-2-22



Tennessee Certification of Electronic Document

I, Steven T. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/6/2021 (date of document).

Affiant Signature

7/6/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 6th day of JUN, 2021.

Notary's Signature

NOTARY'S SEAL

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025