Karen Johnson Davidson County
Batch# 689022 DEEDWARR
08/02/2021 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $5,735.00
20210802-0103745

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 5.2022
(AFFIX SEAL)

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0613

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Curtis Taylor Stewart, married	NEW OWNER	Map: 08303027300, 08303027200, 08303027100 and 08303027000
(NAME) 1203 Littonwood Drive	(NAME)	
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE MILLION FIVE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($1,550,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

E. MARK TURNER, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CURTIS TAYLOR STEWART, MARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract No. 1: Map #08303027300, aka 2201 Greenwood Ave., Nashville, TN 37206

Land in Davidson County, Tennessee, being part of the east part of Lot No. 39 on the Plan of W. S. Ashworth's Resubdivision of record in Book 161, page 153, of the Register's Office for said County, and described according to a survey made by James A. Hamilton, Jr., dated April 30, 1949, as follows:

Beginning at a point in the north margin of Greenwood Avenue at an iron pin at the southeast corner of Lot No. 1 on the Map showing the subdivision of Lot No. 39 and the east part of Lot No. 37 and the west 50 feet of Lot No. 39 of the W. S. Ashworth's Subdivision of record in Book 547, page 131, said Register's Office; thence north along the rear line of Lot No. 1, 60 feet to a line stake at the southeast corner of Lot No. 2, and along the line lying east of a hedge row, a distance of 50 feet, more or less, to a point; thence westerly 5.7 feet to an iron pin at the southeast corner of Lot No. 3 of said Ashworth's Subdivision; thence northerly along the line between Lot No. 3 and the west line of the east 50 feet of Lot No. 39, 50 feet to an iron pin in the south margin of a 14 foot alley; thence easterly along said alley 50 feet to a fence line; thence south, along said fence, 160 feet to a point in the north margin of Greenwood Avenue; thence west along Greenwood Avenue, 50 feet to the beginning.

Tract No. 2: Map #08303027200, aka 2203 Greenwood Ave., Nashville, TN 37206

Land in Davidson County, Tennessee, being Lot No. 40 on the plan of W. S. Ashworth's Resubdivision of certain lots in Brownsville, as of record in Book 161, page 153, Register's Office for Davidson County.

Said Lot No. 40 fronts 100 feet on the north side of Greenwood Avenue and extends back between parallel line 160 feet to an alley.

Tract No. 3: Map #08303027100, aka 2205 Greenwood Ave., Nashville, TN 37206

Land in Davidson County, Tennessee being Lot No. 41 on the Plan of W. S. Ashworth's Resubdivisiion of certain lots in Brownsville, as of record in Book 161, page 153, R.O.D. C.

Said Lot No. 41 fronts 100 feet on the north side of Greenwood Avenue and extends back between parallel line, 160 feet to an alley.

Tract No. 4: Map #08303027000, aka 2207 Greenwood Ave., Nashville, TN 37206

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of W. S. Ashworth's Resubdivision of certain lots in Brownsville, as of record in Book 161, page 153, R.0.D.C.

Said Lot No. 42 fronts 100 feet on the north side of Greenwood Avenue and extends back between parallel lines, 160 feet to an alley.

Being the same property conveyed to E. Mark Turner, married, by deed from Paul T. Stevenson, Pamela Ann Stevenson, and William J. Beuerlein, Jr., of record in Instrument No. 20011210-0136169, dated November 20, 2001, Register's Office for said County.

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 161, Page 153, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 2201, 2203, 2205 & 2207 Greenwood Ave., Nashville, TN 37206
(House No.) (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 our hands this 30th day of July, 2021.

E. Mark Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E. Mark Turner, 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, 30th day of July, 2021.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Aubrey Seavers, 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 July 30, 2021.

(AFFIANT) – Aubrey Seavers

07/30/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 30th day of July, 2021.

My commission expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY