Karen Johnson Davidson County
Batch# 741369 DEEDWARR
10/22/2021 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20211022-0141827

This Instrument Prepared by:
WILLIAM J. BUTLER
Attorney at Law
365 W. Main Street
McMinnville, TN 37110

Property Address:
199 53rd Ave N
Nashville, Tennessee 37209

Person or entity responsible for
Payment of real property taxes:
Stairway Limited, LLC
1831 12th Avenue, Ste. 171
Nashville, Tennessee 37203
Tax Parcel No.: 103 03 0 047.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, I, **JOHN M. STILES,** have bargained and sold, and by these presents do hereby transfer and convey to **STAIRWAY LIMITED, LLC,** its heirs and assigns, a certain tract or parcel of land located and situated in the USD Tax District of Davidson County, Tennessee, bounded and described as follows, to wit:

> Land in Davidson County, Tennessee, being part of Lot No. 11 of the Subdivision of lots Nos. 21 and 22, Realty Savings Bank and Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 67, Register's Office for said County, as follows:
> BEGINNING at the southwest corner of Idaho and 53rd Avenue, as laid out on said Plan; thence southwardly along the westerly margin of 53rd Avenue N, formerly 12th street as extended, 50 feet; thence westerly 123.5 feet to an abandoned right of way of the U. C. & St. L. Railway; thence northerly 50.5 feet along said abandoned right of way to a point; thence eastery 130 feet alone the line between Lots Nos. 4 and 11 to the point of beginning.
>
> Being the same property conveyed to John M. Stiles, unmarried, from Wayne Lelard Shearon and wife, Rhonda F. Shearon, by Warranty Deed dated May 22, 1978, recorded May 24, 1978, at 2:06 p.m., of record in Book 5289, Page 604, Register's Office, Davidson County, Tennessee.
>
> Description was copied from previous deed. No new survey was performed.

TO HAVE AND TO HOLD the said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging, to the said **STAIRWAY LIMITED, LLC,** its heirs and assigns, forever.

AND I DO COVENANT with the said **STAIRWAY LIMITED, LLC,** that I am lawfully

seized and possessed of said land in fee simple, have a good and lawful right to sell and convey same and that said property is free, clear and unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and forever defend the title to said land to the said **STAIRWAY LIMITED, LLC**, its heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, the 18 day of October, 2021.

John M Stiles

JOHN M. STILES

STATE OF TENNESSEE)
COUNTY OF WARREN)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John M. Stiles, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, the 18 day of October, 2021.

BARBARA WILSON NOTARY PUBLIC STATE OF TENNESSEE WARREN COUNTY

Barbara Wilson

NOTARY PUBLIC

My Commission Expires: 3-27-25

The Consideration for this transfer, or the value of the interest in property transferred, whichever is greater, is $ 305,000.00.

Affiant

Sworn to and subscribed before me this the 18th day of October, 2021.

Register/Notary Public

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires:

3.3.2025

NOTICE: Failure to properly record this instrument in the Register of Deeds Office could seriously jeopardize your rights. The preparer of this deed makes no representation as to the status of the title of the property described herein or as to the accuracy of the description and/or references. This deed prepared based upon information provided to preparer.

Certificate of Authenticity

I, Holly A. Mason, 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 10/18/21.

Affiant Signature

10/18/21
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 18th day of October, 2021.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY