Karen Johnson Davidson County
Batch# 759109 DEEDWARR
11/22/2021 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20211122-0154803

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JESSICA ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/23/2025
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William G. Stewart and Christine T. Stewart	Neverdoner	Parcel ID: 018 15 0 015.00
(NAME)	(NAME)	
413 Moncrief Avenue		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **S. Aaron Story, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William G. Stewart and Christine T. Stewart, husband and wife**, 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:

Land in Davidson County, Tennessee, being the Southerly part of Lot No. 42 on the Revised Map of Moncrief Subdivision of the North part of the Allen Mathis Land and being known also as Lot No. 4 on the Division of the John R. Day property, and described according to said Moncrief Subdivision plan as follows:

Beginning at a point in the northwesterly margin of Moncrief Avenue at the corner of Lot Nos. 41 and 42, being a corner of lots 2 and 4 of the Day Plan; thence with the line between said lots, northwesterly 300 feet more or less to a point; thence Southwesterly 185 feet more or less to the line between lots 42 and 43; being the corner of Lots 4 and 5; thence with the line between said lots, southeasterly 316 feet more or less to the margin of Moncrief Avenue; thence with margin of the same, northeasterly 90 feet more or less to the point of beginning.

Being the same property conveyed to Clara M. Martin and S. Aaron Story, Unmarried Persons, As Joint Tenants with Right of Survivorship, by Warranty Deed from Beulah Clay Godsey Turner, Now Being Beulah Clay Godsey

Ford, Widow, of record in Book 9831, Page 891, in the Register's Office of Davidson County, Tennessee, dated October 13, 1995 and recorded on October 19, 1995. Clara M. Martin has since died on October 10, 2007.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 413 Moncrief Avenue, Goodlettsville, TN 37072

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 5th day of November, 2021

S. Aaron Story

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State S. Aaron Story, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of November, 2021.

Notary Public

My Commission Expires:

(SEAL)

JESSICA ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/23/2025
RUTHERFORD COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 November 5, 2021.

Date

Tonya Loftin

Affiant Signature

November 16, 2021

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 16th day of November, 2021.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)