Karen Johnson Davidson County
Batch# 784519 DEEDWARR
01/04/2022 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20220104-0001487

BRIDGETTE N. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th OF **DECEMBER, 2021.**

Bridgette N. Anderson
Notary Public

MY COMMISSION EXPIRES: ~~MAY 2, 2022~~ 3/15/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
OWEN B. LOOMIS, JR., ET UX	New Owners	**129-11-0-035.00**
(NAME) **116 HARPETH TRACE CT.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, HENSLEE ALLEN STEWART, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OWEN B. LOOMIS, JR. AND JULIE H. LOOMIS, 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 Lot No. 160, as shown on the map entitled Section 1, Warner Park Valley, of record in Plat Book 3600, pages 12-14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to HENSLEE STEWART AND WIFE, JO KATE STEWART, by deed from MURPHREE REALTY COMPANY, of record in Book 3679, page 220, dated February 6, 1964, said Register's Office. The said Jo Kate Stewart having since died on or about May 18, 2015, leaving Henslee Stewart the surviving tenant by the entirety. The said Henslee Stewart having since died testate on or about March 19, 2018, devising said property to HENSLEE ALLEN STEWART pursuant to his will of record in the Seventh Circuit Probate Court of Davidson County, Tennessee of record in Docket No. 18P1014 and certified in Instrument No. 20210811-0108592, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Plat Book 3600, pages 12-14; any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **6336 PERCY DRIVE, NASHVILLE, TN 37205**
(House Number) (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; 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 hand this 28 day of December, 2021.

HENSLEE ALLEN STEWART

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 **Henslee Allen Stewart,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28 day of December, 2021.

My commission expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 12/28/2021 (date of document).

Affiant Signature

12/29/2021
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 29 day of December, 2021.



Notary Signature

My Commission Expires: 3/15/2025