WARRANTY DEED

Karen Johnson Davidson County
Batch# 795225 DEEDWARR
01/25/2022 02:54:54 PM 2 pgs
Fees: $13.00 Taxes: $924.63

20220125-0009170

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 8.21.2023

(AFFIX SEAL)

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 21, 2023

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marlena G. Stenski		
(NAME)	(NAME)	
350 Keeton Avenue	SAME AS OWNER	043 04 0 046.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Seth E. Carter, a single man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Marlena G. Stenski, an unmarried woman,** hereinafter called the GRANTEE(S), her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land Located in Davidson County, Tennessee described as follows, to-wit:

Being Lot "T" on the map showing Lots 46 through 49 and Lots 64 through 66 on the unrecorded plan of Scenic View Subdivision according to survey by James L. Murphy, Jr. Dated May 2, 1959, as follows:

Beginning at an iron pin in the Southwesterly margin of Keeton Avenue at the corner of Lots "T" and "U" said pin being 1702.63 feet Northwest from a concrete monument set at the beginning of a curve into Hillman Place; thence with the line between said Lots "T" and "U" S 43 degrees 52' W 163.8 feet to a point; thence N 46 degrees 29' W 72 feet to a point at the corner of Lots "S" and "T"; thence with the line between said Lots N 44 degrees 13' E 148.5 feet to the southwest margin of Keeton Avenue; thence with such margin S 59 degrees 21' E 33.45 feet to a point; thence continuing with such margin of Keeton Avenue Southwesterly around a slight curve 40.37 feet to the point of beginning; said Lot "T" being the Northwesterly part of Lot No. 47 and the southeasterly part of Lot No. 46 on said unrecorded plan of Scenic View Subdivision.

Being the same property conveyed to Seth E. Carter by Limited Warranty Deed from Wells Fargo Bank, National Association, as Trustee under Pooling and Servicing Agreement Dated as of November 1, 2005 Securitized Asset-Backed Receivables, LLC Trust 2005-HE1 Mortgage Pass-Through Certificates, Series 2005-HE1, dated 04/20/2010 and recorded 05/27/2010, of record in Instrument 201005270041002, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 350 Keeton Avenue, Old Hickory, TN 37138

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 4th day of January, 2022.

Seth E. Carter

State of NORTH CAROLINA
County of Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Seth E. Carter, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4th day of January, 2022.

Notary Public:
My Commission Expires: 8/16/2025

Reina M Hurst Notary Public Mecklenburg County, NC

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122