WARRANTY DEED

Karen Johnson Davidson County
Batch# 799427 DEEDWARR
02/02/2022 02:29:16 PM 2 pgs
Fees: $13.00 Taxes: $481.00

20220202-0012539

JM-ZSIR-21-4116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/5/25

(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Hampton	**NEW OWNER**	
(NAME)	(NAME)	**148-15-0-199.00**
4116 Eastview Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 consideration, the receipt of which is hereby acknowledged, **TAMMY M. STEWART AS ADMINISTRATOR FOR THE ESTATE OF DOROTHY ELIZABETH STEWART,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES HAMPTON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 5 on the Plan of Section 6, Apache Hills, of record in Book 5200, page 173, Register's Office for said County.

Said Lot No. 5 fronts 60.0 feet on the northeasterly margin of Eastview Drive and extends back between parallel lines, 135.0 feet to a dead line.

Being the same property conveyed to Dorothy Stewart by Special Warranty deed from Bank One of record in Instrument No. 20030612-0081214 Register's Office for Davidson County, Tennessee, dated May 29, 2003 and recorded on June 12, 2003.

The said Dorothy Stewart died on or about June 30, 2021, leaving a Probate at Docket No. 21P1732, in the Seventh Circuit Court for the Twentieth Judicial District, State of Tennessee/Metropolitan Nashville - Davidson County (Probate Division).

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 5200, Page 173, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5449, Page 535, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4116 Eastview Drive, Nashville, Tennessee 37211**.

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), their heirs and 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), 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/our hand(s) this the 31st DAY OF JANUARY, 2022.

The Estate of Dorothy Elizabeth Stewart

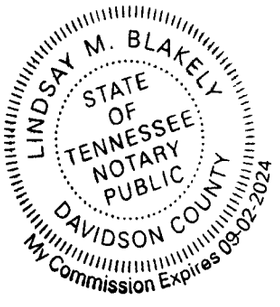
BY: Tammy M. Stewart
Tammy M. Stewart
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAMMY M. STEWART, ADMINISTRATOR of the THE ESTATE OF DOROTHY ELIZABETH STEWART, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st of January, 2022.

L M Blakely
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212