6

WARRANTY DEED

Karen Johnson Davidson County
Batch# 817894 DEEDWARR
03/09/2022 08:24:36 AM 3 pgs
Fees: $18.00 Taxes: $1,213.60

20220309-0026658

B-MH-22-2448

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,000.00.

Theresa L. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/5/2025

(AFFIX SEAL)

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

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)
Jennifer Cornish and Mark Cornish	North American Savings Bank, FSB	
(NAME) **2448 Union Hill Road**	(NAME) 903 E 104th Street, Suite 400	**016-00-0-077.00**
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS) Kansas City, MO 64131	
(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, **NATHAN RODES STONE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER CORNISH AND MARK CORNISH, WIFE AND HUSBAND,** 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:

TRACT I:
Land in the 10th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point located in the center of Union Hill Road, this point being located 600 feet as measured North 55 degrees West along the center of said road from the northwest corner of Paul Abernathy land where same corners with said road; then with center of said road, North 44 degrees West 97 feet to a point in the center of said road; runs thence North 45 degrees East 293.5 feet to a stake; runs thence South 44 degrees East 60.9 feet to a stake; thence North 45 degrees East 85.5 feet to a stake; runs thence North 44 degrees West 60.9 feet to a stake; runs thence North 45 degrees East 485 feet to a stake; runs South 44 degrees East 174.9 feet to a stake; runs thence South 45 degrees West 669 feet to a stake; runs thence North 44 degrees West 77.9 feet to a stake; runs thence South 45 degrees West 195 feet to a stake and to the point of beginning, containing 3 acres more or less.

Being the same property conveyed to Sadie E. Pewitt by Warranty Deed from Walter R. Pewitt of record in Instrument No. 20090805-0073203, Register's Office for Davidson County, Tennessee, dated July 31, 2009 and recorded on August 05, 2009.

The said Sadie E. Pewitt having since died, leaving a Last Will and Testament filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 17P648. Said Property being transferred to The William D. Pewitt and/or Sadie E. Pewitt Revocable Living Trust by will Recorded as Muniment of Title, Instrument Numbers 20170426-0040912 and 20170426-040913, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Joyce P. Barnett, a one-third interest, Walter R. Pewitt, a one-third interest and Richard W. Pewitt, a one-third interest, to hold as tenants in common by Quitclaim deed from Joyce P. Barnett, Substitute Trustee of the William D. Pewitt and/or Sadie E. Pewitt Revocable Living Trust of record in Instrument No. 20180807-0077380 Register's Office for Davidson County, Tennessee, dated August 6, 2018 and recorded on August 7, 2018.

Being the same property conveyed to Nathan Rodes Stone, a single man by Warranty deed from Joyce P. Barnett, Walter R. Pewitt, and Richard W. Pewitt of record in Instrument No. 20181205-0118684 Register's Office for Davidson County, Tennessee, dated December 03, 2018 and recorded on December 05, 2018.

TRACT II:
Land in Davidson County, State of Tennessee, being described as follows, to-wit:

Being a tract of land in the 1st Council District of Davidson County Tennessee, and that property conveyed to Walter Ray Pewitt in Instrument No. 20090213 0012687, Register's Office for Davidson County, Tennessee,

more accurately described according to a survey by Anthony T. Bollinger R.L.S. TNLIC. NO. 2095 dated 11/29/18 as follows:

Beginning at an existing iron pin, said pin being located North 45 degrees 12 minutes 52 seconds East 268.32' from an existing concrete monument marking the most Southwesterly corner of Joyce Barnett and Walter Pewitt in BK 201808070077380 R.O.D.C.T., said pin also being the most Southwesterly corner of herein described tract; Thence North 45 degrees 19 minutes 32 seconds East 85.66' to an existing iron pin; Thence South 43 degrees 53 minutes 39 seconds East 60.74' to an existing iron pin; Thence South 45 degrees 09 minutes 52 seconds West 85.55' to an existing iron pin; Thence North 44 degrees 00 minutes 00 seconds West 60.98' to the point of beginning containing 0.120 acres.

Being the same property conveyed to Lama Terra Limited, a Tennessee Limited Partnership by Warranty Deed from Edward Grigsby Bracy, Jr. also known as E. G. Bracy and wife, Hazel Walker Bracy, also known as Hazel W. Bracy of record in Book 5748, Page 6, Register's Office for Davidson County, Tennessee, dated May 20, 1981 and recorded on May 21, 1981. (Value or consideration shown in aforementioned deed $275,000.00.)

Final Decree Confirming Sale, Recorded in Instrument No. 20090213-0012687.
Final Decree Confirming Sale, Recorded in Book 9722, Page 299.

Being the same property conveyed to Nathan Rodes Stone, a single man by Quitclaim Deed from Walter Ray Pewitt of record in Instrument No. 20181207-0119420 Register's Office for Davidson County, Tennessee, dated December 03, 2018 and recorded on December 07, 2018.

Nathan Rodes Stone, having since married. His spouse, Abigail Stone, joins in the execution of this instrument to convey any and all rights in and to said property.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2448 Union Hill Road, Goodlettsville, Tennessee 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 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 3rd DAY OF MARCH, 2022.

Nathan Rodes Stone

Abigail Stone by Nathan Stone, Attorney in Fact

Abigail Stone by Nathan Stone, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN RODES STONE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN STONE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ABIGAIL STONE, and who acknowledged he/she/they executed the same as the free act and deed of the said ABIGAIL STONE.

Witness my hand and official seal, this the 3rd of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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