Karen Johnson Davidson County
Batch# 820437 DEEDWARR
03/11/2022 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,058.20
20220311-0028863

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,000.00.

Jameka Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2022.

Tonya Loftin
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

TONYA LOFTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gregory Stinson	Austin Capital Bank SSB	Parcel ID: 071 16 0 120.00
(NAME)	(NAME)	
1405 Montgomery Avenue	8100 Shoal Creek Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Austin, TX 78757	
(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, **Marcie Sheldon Worrock, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gregory Stinson, an unmarried man**, 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. 19 on the Map of T. I. Ward ReSubdivision of Lots Nos. 27-28-29-30-31-32-33-34-37-38-39-40-41-42-43-44-45-46-47-48 and 49 in Williams and Hayes Company Belleview Plan, as of recorded in Plat Book 974, Page 48, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 50 feet on the Easterly side of Montgomery Street and runs back between lines 199.1 feet on the Northerly line and 198.2 feet on the Southerly line, to the Westerly line of Lot No. 21 on which it measures 50 feet.

Being the same property conveyed to Marcie Tyler Sheldon, unmarried, by Warranty Deed from Christopher Bryan Hawkins, unmarried, of record in Instrument No. 20100420-0029927, in the Register's Office of Davidson County, Tennessee, dated April 07, 2010 and recorded on April 20, 2010.

Having married Gregory Worrock, Marcie Tyler Sheldon is now know as Marcie Sheldon Worrock.

Gregory Worrock, spouse of Marcie Sheldon Worrock, joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, to said property.

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 1403 Montgomery Avenue, Nashville, TN 37207

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 28 day of Feb, 2022

Marcie Sheldon Worrock
Marcie Sheldon Worrock

Gregory Worrock
Gregory Worrock

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Marcie Sheldon Worrock, and Gregory Worrock, 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 28th day of February, 2022.

Notary Public

My Commission Expires: 3-26-22

(SEAL)

STEPHEN P REGISTER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 26, 2022

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 **February 28, 2022**.

Date

Tonya Loftin
Affiant Signature

March 4, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 4th day of March, 2022.

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)