Karen Johnson Davidson County
Batch# 841703 DEEDWARR
04/19/2022 11:56:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220419-0044944

WHEN RECOREDED MAIL TO:
FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850

2022-02633

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773 KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES T. WILSON AND RICHARD A STETSON	JAMES T. WILSON AND RICHARD A STETSON	104 16 0 227.00
1818 BEECHWOOD AVENUE NASHVILLE, TN 37212	1818 BEECHWOOD AVENUE NASHVILLE, TN 37212	

For good consideration, I (We) **JAMES T. WILSON, UNMARRIED AND RICHARD ALLEN STETSON, ALSO KNOWN AS RICHARD A. STETSON, UNMARRIED,** whose mailing address is 1818 BEECHWOOD AVENUE, NASHVILLE, TN 37212, hereby bargain, deed and convey to **JAMES T. WILSON, UNMARRIED AND RICHARD A. STETSON, UNMARRIED** whose mailing address is 1818 BEECHWOOD AVENUE, NASHVILLE, TN 37212, the following described land in DAVIDSON County, to wit:

BEING THE EAST 1/2 OF LOT NO. 214 ON THE PLAN OF BELMONT LAND COMPANY'S SUBDIVISION CALLED BELMONT HEIGHTS, AS OF RECORD IN BOOK 421, PAGE 34, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 50 FEET ON THE NORTH SIDE OF BEECHWOOD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 188 FEET MORE OR LESS TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JAMES T. WILSON, UNMARRIED AND RICHARD ALLEN STETSON, UNMARRIED FROM H. TAYLOR MCEACHIN, UNMARRIED BY DEED DATED SEPTEMBER 15, 1983 AND RECORDED SEPTEMBER 20,1983 AMONG THE LAND RECORDS OF DAVIDSON COUNTY, STATE OF TENNESSEE IN BOOK 6140, PAGE 165.

APN: 104 16 0 227.00

Property Address: 1818 BEECHWOOD AVENUE, NASHVILLE, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 19th day of March 2022.

JAMES T. WILSON

RICHARD ALLEN STETSON, A/K/A RICHARD A. STETSON

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 19th day of March 2022, before me personally appeared **JAMES T. WILSON AND RICHARD ALLEN STETSON, A/K/A RICHARD A. STETSON**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

LINDA MENDOZA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/09/2024
DAVIDSON COUNTY

Notary Public
My Commission Expires: July 9, 2024

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $ Ø .

Lauren E. Watts
Signature of Affiant

STATE OF Maryland
COUNTY OF Montgomery

Sworn to before me this 30TH day of March, 2022.

Victoria Lee Robinson
Notary Public
My Commission Expires:

VICTORIA LEE ROBINSON
Notary Public
Prince George's County, Maryland
My Commission Expires 1/14/2024

Name and address for person(s) responsible for taxes:
JAMES T. WILSON AND RICHARD A STETSON
1818 BEECHWOOD AVENUE
NASHVILLE, TN 37212

Name and Address of property owner:
JAMES T. WILSON AND RICHARD A STETSON
1818 BEECHWOOD AVENUE
NASHVILLE, TN 37212

Tennessee Certification of Electronic Document

I, Kristen Carlisle, 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 3/19/2022 (date of document).

Kristen Carlisle
Affiant Signature

April 12, 2022
Date

State of Maryland

County of Carroll

Sworn to and subscribed before me this 12TH day of April, 2022.

Amanda Marie Muller
Notary's Signature

MY COMMISSION EXPIRES: 10/07/2024

NOTARY'S SEAL

