Karen Johnson Davidson County
Batch# 846974 DEEDWARR
04/28/2022 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,691.64
20220428-0048921

WARRANTY DEED

ROSEMARY CALCESE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$457,200.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES: 12/21/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher L Hester and Shannon J. Hester	United Wholesale Mortgage, ISAOA, ATIMA	
(NAME) 1066 Nesbitt	(NAME) 800 Westmere Avenue, Suite 300	04200005500
(ADDRESS) Nashville, TN 37207	(ADDRESS) Charlotte, NC, 28208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Ted Allen Brooks and Gary R. Stewart, both unmarried** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher L. Hester and Shannon J. Hester** husband and wife, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 2 on the plan of Robert Montgomery Subdivision, of record in Book 7900, Page 989, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gary R. Stewart and Ted Allen Brooks, by virtue of that certain Quit Claim Deed dated September 9, 2015, and being of record at Instrument No. 20150911-0092366 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Gary Stewart by virtue of Warranty Deed dated April 26, 2001 at Instrument No. 20010501-0044100 in the said Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1066 Nesbitt Dr. Nashville, TN 37207
(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 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 my hand this 14th day of April, 2022.

Ted Allen Brooks

Gary R. Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Ted Allen Brooks and Gary R. Stewart**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of April, 2022.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Taira Massey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 4/21/22 (date of document).

Taira Massey 4/21/22
Affiant Signature Date

State of Tennessee

County of Montgomery

Personally appeared before me, Rosemary Calcese a notary public for this country and state, Taira Massey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 21 day of April, 22.

Notary's Signature

My Commission Expires: 12/21/24

Notary Seal

ROSEMARY CALCESE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY