Karen Johnson Davidson County
Batch# 869019 DEEDWARR
06/09/2022 12:03:30 PM 7 pgs
Fees: $38.00 Taxes: $2,867.50
20220609-0065837

Warranty Deed

JOHN QUINTON HORNER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-08-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $775,000.00 Affiant Subscribed and sworn to before me, this the 23rd day of May, 2022. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael G. Stewart and Ruth C. Stewart	New Owner(s)	023-00-0-054.00
412 North 16th Street		
Nashville, TN 32706		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KAREN STILTS, MARRIED, BRIAN WAITE, MARRIED, NEENA WALKER, SINGLE, SHERRY WALKER BORCHERT, SINGLE, AND EDITH WALKER, SINGLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL G. STEWART AND RUTH C. STEWART, HUSBAND AND WIFE**,HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 10th, formerly the 22nd, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 2 and 3, on the Plan of the Division of the lands of Eben L. Crocket, deceased, as of record in Book No. 161, page 74, Register's Office for said County, and all of a tract of 7.38 acres adjoining said lot No. 3, described according to a map of same, made August 15, 1925, by Erle Drake, County Surveyor, of said County, as follows:

Beginning at a Beech in G. T. Binkley's South line and S.M. Hunter's Northeast corner, running thence South 7-1/2 degrees East 66.90 poles to a stone on the West margin of a road; thence with the West margin of said Road, South 54-1/2 degrees West 6.48 poles to a Persimmon tree, South 15-1/2 degrees West 10.60 poles to a small Cedar tree, South 3-3/4 degrees East 9.82 poles to a White Walnut tree, South 10-1/2 degrees West 6.48 poles to a Beech Sapling, South 33 degrees West 14.72 poles to a Shumac, South 26 degrees West 9.88 poles to a stake, South 16-1/2 degrees West 17.21 poles to an Ironwood, South 21-1/2 degrees West 13.82 poles to an Ironwood and Elm Pointer, South 36-1/2 degrees West 12.18 poles to a Walnut tree, South 57 degrees West 5.25 poles to a stone; thence leaving said Road, South 64-1/2 degrees East 9.96 poles to a stake, Beech and Persimmon Pointers; thence South 25-1/2 degrees West 12.72 poles to a stake; thence North 64-1/2 degrees West 13.33 poles to a Hedge fence; thence South 81-1/2 degrees West 8 poles to a dead Cedar tree; thence North 80-1/2 degrees West 46.60 poles to a stake two Hickory pointers; thence South 15 degrees West 27.75 poles to a stake; three Chestnut Pointers; thence South 34 degrees East 52 poles to a point in the center of said road; thence South 87-1/4 degrees East 152.75 poles to a

stone 4 feet North of a Beech tree in the East line of said Lot No. 2; thence North 3-1/2 degrees East passing the Northeast corner of said Lot No. 2 at 29.5 poles, in all 127.5 poles, more or less, to a corner of said lot No. 3; thence North 89 degrees West 60 poles to another corner of said lot No. 3; thence North 1-1/2 degrees East 111.50 poles , more or less, to a stake near a white oak and Beech, G.T. Binkley's Southeast corner; thence with his line West 36.80 poles to the beginning, and containing, exclusive of said Road, 136.29 acres, including but EXCLUDING from the above described property is a 16 foot road along the Westerly line thereof.

Said description includes but EXCLUDES the following:

BEGINNING at a point in the center of a private road approximately 480 feet Northeast of Crocker Springs Road and the Southeast corner of the property herein described thence North 32 degrees 43 minutes 0 seconds West 837.10 feet to a corner with Krantz property to the West and Gray property to the Northwest; thence North 6 degrees 0 minutes 0 seconds West 30.00 feet to an iron pin; thence North 15 degrees 42 minutes 15 seconds East 440.29 feet to an iron pin corner with the Gray property to the West and Hunter property to the North; thence sought 79 degrees 13 minutes 0 seconds East 768.90 feet to an iron pin; then North 82 degrees 47 minutes 0 seconds East 35.30 feet to an iron pin corner with Hunter to the North and Waite to the East thence south 14 degrees 32 minutes 0 seconds West 265.00 feet to an iron pin; thence South 40 degrees 20 minutes 0 seconds West 144.00 feet to an iron pin; thence South 22 degrees 38 minutes 0 seconds West 160.00 feet to an iron pin; thence South 34 degrees 9 minutes 0 seconds West 125.00 feet to an iron pin thence South 9 degrees 33 seconds 0 seconds West 98 feet to an iron pin; thence South 25 degrees 39 minutes 0 seconds West 337.80 feet to the point of beginning and the above described tract contains 13.47 acres more or less.

Said description includes but EXCLUDES the following:

Beginning at an iron pin in the Easterly margin of a private road in the Northwest corner of James B. Pistol, et al, tract of record in Book 1312, Page 203, Register's Office for Davidson County, Tennessee, along the margin of said private road North 24 degrees 32 minutes 5 seconds East 313.08 feet to an iron pin; thence North 7 degrees 35 minutes 6 seconds East 78.18 feet to an iron pin; thence South 38 degrees 18 minutes 25 seconds East 90.97 feet to a point in the center of a creek; thence South 20 degrees 23 minutes 11 seconds East 113.23 feet to an iron pin in said creek; thence South 50 degrees 57 minutes 27 seconds West 45.47 feet to a point in said creek; thence South 15 degrees 00 minutes 22 seconds West 40.48 feet to a point in the center of said creek; thence South 20 degrees 56 minutes 42 seconds East 137.65 feet to a point in the center of said creek; said point being at the Northerly line of said James B. Pistol property; thence North 87 degrees 15 minutes 00 seconds West 10 feet to an iron pin and continuing upon said bearing 239.84 feet along the Northerly line of the said James B. Pistol property to the point of beginning; the same containing 1.06 acres more or less.

Being the same property conveyed to Kirk C. Waite and Betty Walker Professional Corp. by Warranty Deed from T & W Amusement Company, a Tennessee Corporation of record in Book 4836, page 436, Register's Office for Davidson County, Tennessee, dated July 11, 1974 and recorded on July 22, 1974.

Deed of Correction, in Book 4842, Page 625, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James G. Lackey, III, Trustee by Quitclaim Deed from Betty K. Williams of record in Book 5389, page 47, Register's Office for Davidson County, Tennessee, dated November 06, 1978 and recorded on January 25, 1978 and within the same deed the said James G. Lackey, III, Trustee conveyed his interest in the subject property to Jimmy Harrison Williams and wife, Betty K. Williams.

Being the same property conveyed to J. L. Thompson, III, Trustee by Quitclaim Deed from Jimmy Harrison Williams and wife, Betty K. Williams of record in Book 5817,

page 802, Register's Office for Davidson County, Tennessee, dated November 09, 1981 **and recorded on November 11, 1981** and within the same deed the said J. L. Thompson, **III. Trustee conveyed his interest in** the subject property to Jimmy Harrison Williams.

Jimmy Harrison Williams died on or about June 7, 2006 leaving Betty K. Williams as the surviving tenant by the entirety.

Betty Kelley (Walker) Williams died intestate May 9, 2008.

Affidavit of Heirship of Betty Kelley Williams, recorded in Instrument No. 20090603-0051133, Register's Office of Davidson County, states that she was unmarried and survived by her children, Edith Walker, Neena Beth Walker and Sherry Walker McCann.

Being the same property conveyed to Kirk C. Waite and wife, Sue I. Waite by Quitclaim Deed from Kirk C. Waite, Professional Corporation of record in Book 7086, page 299, Register's Office for Davidson County, Tennessee, dated December 26, 1986 and recorded on December 30, 1986.

Sue I. Waite died September 9, 2006, leaving Kirk C. Waite as the surviving tenant by the entirety.

Being the same property conveyed to Brian Waite, a married man, and Karen Stilts, a married woman by Quitclaim Deed from Kirk C. Waite of record in Instrument No. 20191126-0122330 Register's Office for Davidson County, Tennessee, dated November 26, 2019 and recorded on November 26, 2019.

Being also known as 2416 Crocker Springs Road, Goodlettsville, Tennessee 37072.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2416 Crocker Springs Road, Goodlettsville, TN 37072, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

This being investment property only, having never been the personal residence of Grantor(s) at any time, Grantor(s) warrant that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

[Signatures to follow on the next page]

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of May, 2022.

Karen Stilts

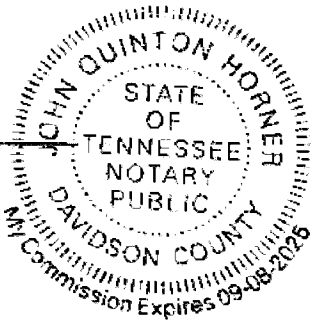
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Karen Stilts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of May, 2022.

Notary Public

My Commission Expires: 9/8/25



Brian Waite

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brian Waite, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of May, 2022.

Notary Public

My Commission Expires: 9/8/25



Neena Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Neena Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of May, 2022.

Notary Public

My Commission Expires: 9/8/25

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Edith Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Edith Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of May, 2022.

Notary Public

My Commission Expires: 9/8/25

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Sherry Walker Borchert

STATE OF FLORIDA
COUNTY OF Indian River

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sherry Walker Borchert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of May, 2022.

MARY WEBER
Commission # GG 924853
Expires December 13, 2023
Bonded Thru Budget Notary Services

Notary Public

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Steven T. Mellis, 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 06/02/2022 ____ (date of document).

Affiant Signature

06/02/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2 day of June, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025