WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18040-DJ

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18040-DJ

Karen Johnson Davidson County
Batch# 887260 DEEDWARR
07/11/2022 03:50:30 PM 4 pgs
Fees: $23.00 Taxes: $1,350.50
20220711-0079660

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of July, 2022.

Notary Public
My Commission Expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James Stover and Erin Stover 200 Dedham Drive Nashville TN 37214	Nations Direct Mortgage, LLC P.O. Box 961292 Fort Worth, TX 76161-0292	085-07-0-073

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Dennis Gene Kish, Timothy James Kish, Susan Jean Joy, Gean Marie White, Heather Kish, and Crystal Kish as the heirs at law of Ruth Marie Kish,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **James Stover and Erin Stover, husband and wife,** hereinafter called the Grantee(s), 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 all of Lot No. 176, Section Four, Stanford Country Club Estates, according to survey and plat of same appearing of record in Book 2900, pages 83 and 84, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Jimmy Kish and wife, Ruth Kish by Warranty Deed from Centennial Construction Company, dated March 26, 1971, recorded March 30, 1971, of record in Book 4489, page 506, Register's Office for Davidson County, Tennessee. Jimmy Kish predeceased Ruth Kish on May 27, 2010. Ruth Marie Kish died September 20, 2021. Pursuant to the Affidavits of Heirship of Ruth Marie Kish recorded in Instrument No. 202207110079658 and Instrument No. 202207110079659, Register's Office for Davidson County, Tennessee, title to Ruth Marie Kish's interest in the property was vested in Dennis Gene Kish, Timothy James Kish, Susan Jean Joy, Gean Marie White, Heather Kish, and Crystal Kish as the heirs at law of Ruth Marie Kish, deceased.

This is improved property located at: **200 Dedham Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of July, 2022.

GRANTOR:

Dennis Gene Kish

Timothy James Kish

Susan Jean Joy

Gean Marie White

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dennis Gene Kish, Timothy James Kish, Susan Jean Joy, and Gean Marie White, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of July, 2022.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public
My Commission expires: 3/3/2025

202207110079660

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7TH day of July, 2022.

Heather Kish

Crystal Kish

STATE OF FLORIDA
COUNTY OF Nassau

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Heather Kish, and Crystal Kish, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of July, 2022.

Notary Public
My Commission expires: 6/18/2023

ROCHELLE HELEN CROOMS
MY COMMISSION EXPIRES JUNE 18, 2023
#GG 338012
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

202207110079660

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 7/8/22 (date of document).

Kirsten Virden

Affiant Signature

Date: 7/8/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of July, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

