Karen Johnson Davidson County
Batch# 888349 DEEDWARR
07/13/2022 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220713-0080757

WARRANTY DEED

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00
Carmen Coats
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2022.
Eliza Whitfield
Notary Public
MY COMMISSION EXPIRES: 5-5-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen Harris	New Owner	
(NAME)	(NAME)	
203 Donelson Hills Drive		08413002400
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Elsie C. Oakley and Marty Oakley, Trustees of the Charles W. Oakley and Elsie C. Oakley Revocable Living Trust**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Stephen Harris and Janice Harris, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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. 99 on the Plan of Donelson Hills Subdivision of record in Book 2331, Page 22, Register's Office for said County.

Said Lot No. 99 fronts 100 feet on the northerly side of Donelson Hills Drive and runs back 131.1 feet on the westerly line and 192 on the easterly line to a deadline in the rear, on which it measures 117 feet.
Being the same property conveyed to Charles W. Oakley and wife, Elsie V. Oakley, by Warranty Deed from Oliver H. Anderson and Dorothy Plumer Anderson of record in Deed Book 91, Page 458, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles W. Oakley and Elsie C. Oakley, Trustees, and their Successor Trustees, of the Charles W. Oakley and Elsie C. Oakley Revocable Living Trust by Quit Claim Deed from Charles W. Oakley and wife, Elsie C. Oakley, dated 06/21/2002, of record in Instrument 200206250075828, Register's Office for Davidson County, Tennessee.

The said Charles W. Oakley died on 6/5/2020 leaving Elsie C. Oakley as sole surviving heir per affidavit of heirship dated 6/22/2002 and recorded 07/13/2022 in Instrument No. 202207130080756, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 2331, Page 22, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 203 Donelson Hills Drive, Nashville, TN 37214
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 30th day of June, 2022.

Elsie C. Oakley, Trustee

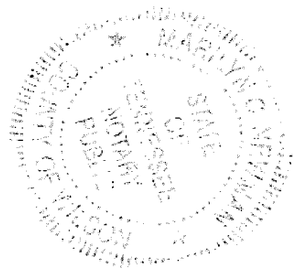
Marty Oakley, Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elsie C. Oakley and Marty Oakley with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved themselves to be the Trustees of Charles W. Oakley and Elsie C. Oakley Revocable Living Trust, the bargainor, and who, being authorized to do so, acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of June, 2022.

Notary Public:
My Commission Expires: 3-8-25



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Tennessee Certification of Electronic Document

I, Steven T. Mollis, 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 July 13, 2022 ____ (date of document).

Affiant Signature

July 13, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 13 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC

NOTARY'S SEAL