Karen Johnson Davidson County
Batch# 890148 DEEDWARR
07/18/2022 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,397.49
20220718-0081961

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $377,700.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/7/24

(AFFIX SEAL)

BRANDY DECKER
STATE OF TENNESSEE NOTARY PUBLIC
JEFFERSON COUNTY

W-SRN-21-1806

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffrey A. Zeitlin	**NEW OWNER**	
(NAME) **404 Taylor St**	(NAME) 404 Taylor St	081-08-0-279.00
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) Nashville TN 37208	
(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 consideration, the receipt of which is hereby acknowledged, **WILLIE STALLWORTH, JR., SUCCESSOR CONSERVATOR FOR DOROTHY STALLWORTH, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY A. ZEITLIN, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 4 on the Plan of D. T. McGavock's Second Subdivision, of record in Book 21, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Willie Stallworth and wife, Dorothy Stallworth by Warranty Deed from Collett M. Smith d/b/a CMS Properties of record in Book 9044, page 496, Register's Office for Davidson County, Tennessee, dated July 12, 1993 and recorded on August 11, 1993.

The said Willie Stallworth died on December 30, 2011, leaving Dorothy Stallworth as surviving tenant by the entirety. Subsequently, Willie Stallworth, Jr., having been appointed Successor Conservator of the person and property of Dorothy Stallworth, by Order entered April 16, 2021, Docket No. 21P185, Second Circuit Court for the Twentieth Judicial District of Tennessee. Order Approving Sale of Real Property entered May, 19, 2022, said Docket No., authorizing Conservator's sale of the subject property of the Ward, Dorothy Stallworth, as described herein, a certified copy of which is being recorded simultaneously herewith.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Book 21, Page 64, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1806 5th Avenue North, Nashville, Tennessee 37208.**

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), their heirs and 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), 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/our hand(s) this the 14th DAY OF JULY, 2022.

Willie Stallworth, Jr., Successor Conservator for Dorothy Stallworth

Willie Stallworth, Jr., Successor Conservator for Dorothy Stallworth

STATE OF Tennessee
COUNTY OF Claiborne

On this 14th day of JULY, 2022, before me personally appeared, WILLIE STALLWORTH, JR., CONSERVATOR FOR DOROTHY STALLWORTH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of DOROTHY STALLWORTH, and acknowledged that he executed the same for the purposes described herein.

Witness my hand and official seal, at the office, this 14th day of July, 2022.

Brandy Decker
Notary Public
My Commission Expires: My Commission Expires July 7, 2024
(SEAL)

BRANDY DECKER
STATE OF TENNESSEE NOTARY PUBLIC
JEFFERSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., 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 7/14/22

George E. Mudter, Jr.
Dated 7/14/22

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L Thomas
Notary Public
Dated 7/14/22

My commission expires 10/2/2023

