Karen Johnson Davidson County
Batch# 895057 DEEDWARR
07/27/2022 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,587.30
20220727-0085791

Warranty Deed

KATHERINE WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD MY COMM. EXPIRES 03/22/2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $429,000.00. Affiant Subscribed and sworn to before me, this the 26th day of July, 2022. Notary Public My commission expires: 3/22/26

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:
Cristina Napolitano	New Owner(s)	061-15-0-123.00
1208 Ardee Avenue		061-15-0-124.00
Nashville, TN 37216		

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, **COURTNEY STEWART, AN UNMARRIED WOMAN, FORMERLY VESTED AS COURTNEY DUNCAN, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CRISTINA NAPOLITANO, AN UNMARRIED WOMAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 4 and the Easterly 1/2 of Lot No. 3 Block "D" on the map of Sunnymeade Subdivision, as of record in book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee. Said lot and part of lot adjoin and front together 75 feet on the Southerly side of Ardee Avenue and runs back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to Courtney Duncan, unmarried by Warranty deed from Janis Boyd and husband David Boyd of record in Instrument No. 20110203-0009835 Register's Office for Davidson County, Tennessee, dated January 25, 2011 and recorded on February 03, 2011..

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 addresses of the herein described properties are believed to be 1206 and 1208 Ardee Avenue, Nashville, TN 37216, but such addresses are part of the legal description of the properties 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 uncncumbered, 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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of July, 2022.

Courtney Stewart

Courtney Stewart

STATE OF Arkansas
COUNTY OF Sebastian

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

Witness my hand and seal this 25th day of July, 2022.

Notary Public

My Commission Expires: 3/19/2030

SARAH LYNN ROWE
Notary Public-Arkansas
Crawford County
My Commission Expires 03-19-2030
Commission # 12375742

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 7/26/22 (date of document).

Jennifer L. Pennell

7/27/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27 day of July, 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

