Karen Johnson Davidson County
Batch# 896979 DEEDWARR
08/01/2022 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $2,223.70
20220801-0087300

Prepared By & Return To:
Tennessee Title Services LLC-Clarksvi
112 Center Court
Suite- A
Clarksville, TN 37040
C-22-3310

STATE OF TENNESSEE
COUNTY OF ~~Montgomery~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $601,000.00

Affiant

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of ~~July, 2022~~

Notary Public

~~Commission~~ Expires: 10/23/23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Bill Lloyd and BeBe Lloyd 1301 Birdsall Street Old Hickory, TN 37138	New Owner	053-03-0-211.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

James Stewart and Gina Marie Stewart also known as Ginamarie Stewart, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bill Lloyd and BeBe Lloyd, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 (s) 161 on the Plan of Section B, Village of Old Hickory, of record in Plat Book 1424, Page 67, (erroneously referred as E.I. DuPont de Nemours and Company's Subdivision, Section B in Vesting Deed of record Instrument No. 20121016-0094880 and in prior deeds), Register's Office for Davidson County, Tennessee, to which plan reference is hereby more complete and accurate legal description.

Being the same property conveyed to James Stewart and Gina Marie Stewart, husband and wife by Warranty deed from Amy Louise Roth, Trustee of The Amy Louise Roth Revocable Trust of record in Instrument No. 20180402-0030468 Register's Office for Davidson County, Tennessee, dated March 27, 2018 and recorded on April 02, 2018.

Gina Marie Stewart is also known as GinaMarie Stewart.

FOR INFORMATIONAL PURPOSES ONLY:
Being also known as 1301 Birdsall Street, Old Hickory, Tennessee 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1301 Birdsall Street, Old Hickory, TN 37138

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 so 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. 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.

Dated this the 28th day of July, 2022.

James Stewart

Gina Marie Stewart also known as Ginamarie Stewart

STATE OF TENNESSEE
COUNTY OF ~~MONTGOMERY~~ Sumner

On this 28th day of July, 2022, before me personally appeared James Stewart and Gina Marie Stewart also known as Ginamarie Stewart, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of July, 2022.

Notary Signature
My commission expires: 10/23/23

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 28, 2022.

J. Carlton Drumwright

July 28, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 28, 2022.

Notary

My Commission Expires: 12/18/22

