WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

BS-OPR-22-3308

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 904168 DEEDWARR
08/16/2022 01:39:42 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20220816-0092854

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)
Stone Management Corporation	**New Owner**	
(NAME)	(NAME)	080-04-0-019.00
5100 Nolensville Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **CARLOS A DOTSON, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STONE MANAGEMENT CORPORATION, A TENNESSEE CORPORATION,** 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. 6 on the Plan of Plan of Waukee Heights of record in Plat Book 2083, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 6 fronts 83 feet on the northeasterly side of Old Hydes Ferry Road, and extends back 190.6 feet on the northwesterly line and 157.2 feet on the Southeasterly line, to a dead line in the rear, which is a broken line, on which it measures 94.4 feet.

Being the same property conveyed to Jannie B. Drake, unmarried by Warranty deed from Kenneth W. Gann and wife, Mary Gann of record in Book 10558, page 365, Register's Office for Davidson County, Tennessee, dated July 30, 1997 and recorded on August 05, 1997.

Being the same property conveyed by Quitclaim Deed from Sam E. Stansbury, Trustee to Janie B. Drake, an unmarried woman and Carlos A. Dotson, for the express purpose of carrying out the intent of creating Tenants in Common with rights of Survivorship. Said deed is of record as Instrument No. 20170706-0068044 Register's Office for Davidson County, Tennessee, dated June 19, 2017 and recorded on July 06, 2017.

Said Jannie B. Drake became deceased on February 22, 2022, vesting Carlos A. Dotson as surviving tenant. Affidavit of Heirship was Recorded on April 13, 2022, as Instrument No 20220413-0043074.

Subject property having never been said grantors primary or marital residence.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 2083, Page 108, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2302, Page 337, in the Register's Office for Davidson County, Tennessee.
- Property Standards Order for Demolition or Removal of Structure of record in Instrument Number 20210305-0028855, in the 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: **3308 Hydes Ferry, Nashville, Tennessee 37218**.

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 12th DAY OF AUGUST, 2022.

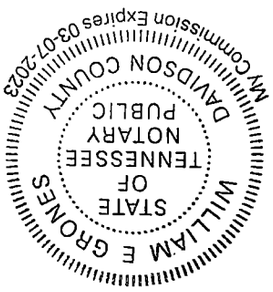
Carlos A Dotson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the ~~5th~~ 12th of August, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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