Karen Johnson Davidson County
Batch# 908687 DEEDWARR
08/26/2022 12:24:30 PM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20220826-0096612

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18342-RR

STATE OF ~~TENNESSEE~~ NC
COUNTY OF Mecklenburg

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Mary Elizabeth Stearns, Devisee
Affiant

KENDALL W REW
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
April 22, 2025

Subscribed and sworn to before me, this the 29th day of July, 2022.

Notary Public
My Commission Expires: 04/22/25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Russ Hitchcock 214 Myhr Green Nashville TN 37221	New Owner	142-07-0C-008.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Mary Faye Stearns, Executor, and Mary Elizabeth Stearns, Devisee, and Robert Stearns, Devisee of Estate of Nancy V. Swanks**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kimball Hitchcock and Delores Hitchcock, husband and wife**, 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 8 of Ashley Green, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900, page 24, amended in Book 6900, page 978, and shown as Exhibit "C" to the Master Deed of record in Book 7184, page 44, and Instrument No. 20111101-0084880 Register' Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Nancy V. Swanks by Warranty deed from Larry Frank Jackson, Sr., unmarried of record in Instrument No. 20100913-0072611 Register's Office for Davidson County, Tennessee, dated September 09, 2010 and recorded on September 13, 2010.

The said Nancy V. Swanks died on December 30, 2021.

This is improved property located at: **214 Myhr Green, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of July, 2022.

GRANTOR:

Estate of Nancy V. Swanks

By: _____
Mary Faye Stearns, Executor

By: Mary Elizabeth Stearns, Devisee
Mary Elizabeth Stearns, Devisee

By: _____
Robert Stearns, Devisee

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mary Faye Stearns, Executor, and Robert Stearns, Devisee the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that Mary Faye Stearns is the Executor of the Estate of Nancy V. Swanks and Robert Stearns is the Devisee of the Estate of Nancy V. Swanks, the maker, and are authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of July, 2022.

_____
Notary Public
My Commission expires: _____

STATE OF ~~TENNESSEE~~ NC
COUNTY OF Mecklenburg

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared, Mary Elizabeth Stearns, Devisee, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Devisee of the Estate of Nancy V. Swanks, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of July, 2022.
28th

_____
Notary Public
My Commission expires: 04/22/25

KENDALL W REW
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
April 22, 2025

202208260096612

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 do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of July, 2022.

GRANTOR:

Estate of Nancy V. Swanks

By: _____
Mary Faye Stearns, Executor

By: _____
Mary Elizabeth Stearns, Devisee

By: _____
Robert Stearns, Devisee

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF Clermont

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mary Faye Stearns, Executor, and Robert Stearns, Devisee the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that Mary Faye Stearns is the Executor of the Estate of Nancy V. Swanks and Robert Stearns is the Devisee of the Estate of Nancy V. Swanks, the maker, and are authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of July, 2022.

EBONY ENGLAND
Notary Public
State of Ohio
My Comm. Expires
February 13, 2027

_____
Notary Public
My Commission expires: 02/13/27

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared, Mary Elizabeth Stearns, Devisee, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Devisee of the Estate of Nancy V. Swanks, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of July, 2022.

_____
Notary Public
My Commission expires: _____

Tennessee Certification of Electronic Document

I, Beth Turner, 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 authenticate according to law on 7/28/2022, (date of document).

Affiant Signature

8/26/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 day of August, 2022.

(SEAL)

Kristen James
Notary's Signature
My Commission Expires: 1-6-2025

KRISTIN JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025