Karen Johnson Davidson County
Batch# 929457 DEEDWARR
10/13/2022 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20221013-0112539

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 6/2/25
(AFFIX SEAL)

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jose David Banos and Alicia Lissette Pineda	Athas Capital	Parcel ID: 014-00-0-037.02
(NAME) 6740 Clarksville Pike	(NAME) 27001 Agoura Road, Suite 200	
(ADDRESS) Joelton, TN 37080	(ADDRESS) Calabasas Hills, CA 91301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **William D. Stewart, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jose David Banos and Alicia Lissette Pineda**, 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:

Located in the 14th Civil district of Davidson County, Tennessee, beginning at a point in the northerly margin of Clarksville Highway, U.S. 41A and Tennessee 112, said point being the southwest corner of the property conveyed to Harry L. Swain and wife, June Ray Swain, by deed of record in Book 3822, page 875, said Register's Office; thence North 2 deg 15 minutes East 570.0 feet to a point; thence North 60 deg 15 minutes West 170.0 feet to a point; thence in a southerly direction along an old fence line; 600 feet to a point in the Northerly margin of the said Clarksville Highway; thence in an easterly direction along the northerly margin of Clarksville Highway 160.0 feet to the point of beginning.

Being the same property conveyed to William D. Stewart, an unmarried man, by Warranty deed from William C. Lewis, an unmarried man, dated June 8, 2001 and recorded June 14, 2001 in Instrument Number 20010614-0062853, Register's Office for Davidson County, Tennessee.

William D. Stewart having since been married.

Sonita J Stewart spouse of William D. Stewart, joins in the execution of this instrument for the purpose of conveying her, right, title, and interest, and marital interest, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 6740 Clarksville Pike, Joelton, TN 37080

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. 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 our hands this 7th day of Oct, 2022

William D. Stewart

Sonita J. Stewart

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State William D. Stewart, and wife Sonita J. Stewart, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of October, 2022.

Notary Public

My Commission Expires: 1/5/26

(SEAL)

RHONDA HENRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I Jonathan Boggus 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 October 7, 2022 (date of document).

Affiant Signature

10/13/2022
Date

State of Tennessee
County of Shelby

Sworn to and subscribed before me this 13th day of October, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

