WARRANTY DEED

Karen Johnson Davidson County
Batch# 958466 DEEDWARR
01/06/2023 08:10:30 AM 5 pgs
Fees: $28.00 Taxes: $1,441.15
20230106-0001150

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/15/26 (AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rebecca Sue Schilder	Rebecca Sue Schilder	053-08-0-160-00
(NAME)	(NAME)	
310 26th Street	310 26th Street	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(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 considerations, the receipt of which is hereby acknowledged, We **Stevens Homes LLC**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Rebecca Sue schilder, A married woman hereinafter called the GRANTEE, their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit A for Legal Description.
See Exhibit B for Easement Area.

Being the same property conveyed to Stevens Homes, LLC, a Tennessee limited liability Company by Warranty Deed from Dwight Lamar Bradley, Executor for the Estate of Samie Don Jackson Bradley, Deceased, dated 03/06/2019, of record in Instrument 20190313-0023044, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stevens Homes, LLC, a Tennessee limited liability Company by Quitclaim Deed from Stevens Homes, LLC, a Tennessee limited liability Company, dated 05/16/2019, of record in Instrument 20190524-0049558, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 547, Page 127, in the Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 310 26th Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1896936
Warranty Deed TN

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, her assigns forever; and we do covenant with the said GRANTEE 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, her 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.

Effective the 3rd day of January, 2023.

Stevens Homes LLC

By: _____ member

Terry D. Stevens, Member

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry D. Stevens, a member of Stevens Homes LLC, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of January, 2023.

_____

Notary Public:
My Commission Expires: 3.8.2025

TRACEY T. LUMPHOUS
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Exhibit A

Lot 2

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 2 of Block 16 of Dobbs & Elliot Subdivision, as of record in Plat Book 547, Page 127, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Commencing at an iron rod set at the intersection of the southerly right-of-way line of 26th Street, and the westerly right-of-way line of Lakeshore Drive;

Thence leaving the westerly right-of-way line of Lakeshore Drive, with the southerly right-of-way line of 26th Street, South 44 deg 34 min 56 sec West, 50.00 feet to the **TRUE POINT OF BEGINNING**, at a corner common with Lot 1 of said Block 16 of Dobbs & Elliot Subdivision;

Thence leaving the southerly right-of-way line of 26th Street, with the westerly property line of said Lot 1, South 46 deg 03 min 25 sec East, 144.00 feet to a point in the northerly right-of-way line of Alley #3102;

Thence with the northerly right-of-way line of Alley #3102, South 44 deg 34 min 56 sec West, 50.00 feet to a point at a corner common with Lot 3 of said Block 16 of Dobbs & Elliot Subdivision;

Thence leaving the northerly right-of-way line of Alley #3102 with the easterly property line of said Lot 3, North 46 deg 03 min 25 sec West, 144.00 feet to a point in the southerly right-of-way line of 26th Street;

Thence with the southerly right-of-way line of 26th Street, North 44 deg 34 min 56 sec East, 50.00 feet to the **POINT OF BEGINNING**. Containing 7,200 square feet or 0.165 acres more or less.

Being part of the same property conveyed to Stevens Homes, LLC, as of record in Instrument Number: 20190313-0023044, at the Register's Office for Davidson County, Tennessee.

Exhibit B

Easement Area

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Lot 1 of Block 16 of Dobbs & Elliot Subdivision, as of record in Plat Book 547, Page 127, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Commencing at an iron rod set at the intersection of the southerly right-of-way line of 26th Street, and the westerly right-of-way line of Lakeshore Drive;

Thence leaving the westerly right-of-way line of Lakeshore Drive with the southerly right-of-way line of 26th Street, South 44 deg 34 min 56 sec West, 50.00 feet to a point at corner common with Lot 2 of said Block 16 of Dobbs & Elliot Subdivision;

Thence leaving the southerly right-of-way line of 26th Street, with the easterly property line of said Lot 2, South 46 deg 03 min 25 sec East, 24.70 feet to the **TRUE POINT OF BEGINNING**;

Thence with a line through said Lot 1 for the following three calls;

1) North 41 deg 15 min 08 sec East, 4.00 feet to a point;
2) South 48 deg 39 min 41 sec East, 77.56 feet to a point;
3) South 41 deg 15 min 08 sec West, 7.53 feet to a point in the easterly property line of said Lot 2;

Thence with the easterly property line of said Lot 2, North 46 deg 03 min 25 West, 77.65 feet to the **POINT OF BEGINNING**. Containing 447 square feet or 0.010 acres more or less.

Being part of the same property conveyed to the property of Stevens Homes, LLC, as of record in Instrument Number: 20190313-0023044, at the Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Joshua A. Terry, 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 1/3/2023.

Affiant Signature

1/5/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/5/2023.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON