WARRANTY DEED

Karen Johnson Davidson County
Batch# 967234 DEEDWARR
02/03/2023 02:35:26 PM 2 pgs
Fees: $13.00 Taxes: $3,108.00

20230203-0008108

File No. DH-22-3697

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $840,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2023

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter Sturdivant and Melissa Sturdivant	new owners	
(NAME)	(NAME)	061-08-0-091.00
1203 Littonwood Drive	PO Box 60387	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	NASHVILLE TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Curtis Taylor Stewart and Abby F. Stewart, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peter Sturdivant and Melissa Sturdivant, husband and wife, and Charles Nininger Sturdivant and Deborah Lynn Sturdivant, husband and wife, all as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEE, 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 No. 28 on the Plan of Section Three, McGaughey Heights of record in Plat Book 1835, Page 120, and as amended in Instrument No. 20191108-0115610 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Curtis Taylor Stewart and Abby F. Stewart, husband and wife by Warranty deed from William Robert Covington of record in Instrument No. 20190819-0082489 Register's Office for Davidson County, Tennessee, dated August 16, 2019 and recorded on August 19, 2019.

This is property more commonly known as 1203 Littonwood Drive, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Return to
RUDY TITLE
608 Shelby Avenue
Nashville, TN 37206
File #: JM-SN-22-1203

Witness my/our hand this 31st day of January, 2023.

Curtis Taylor Stewart

Abby F. Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of January, 2023, before me personally appeared Curtis Taylor Stewart and Abby F. 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.

Notary Signature
My commission expires: 05/23/2023

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner