WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Sumner (JH)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 10-23-2023

(AFFIX SEAL)

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
Christopher K. Richardson	Christopher K. Richardson	095-09-0-006
(NAME)	(NAME)	
1953 Omohundro	2063 W Saulsbury Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Lebanon, TN 37090	
(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, I/we ***Stephanie Mian Maxwell, Executrix for the Estate of Stephen M. Maxwell, Stephanie Mian Maxwell, Megan Elizabeth Aregis and Moura Victoria Weatherly, Heirs-at-Law of Stephan M. Maxwell, the deceased,*** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto ***Christopher K. Richardson and Andrew McGregor, as tenants in common with rights of survivorship,*** hereinafter called the GRANTEE(S), his/her/their 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. 1 on the Plan of Foxwood, as shown on the plat of record in Plat Book 2900, Page 24, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Stephen M. Maxwell and wife Joyce Maxwell by Warranty Deed from Harry H. Maxwell and wife, Mal M. Maxwell, dated 03/19/1970, of record in Book 4610, Page 600, Register's Office for Davidson County, Tennessee. The said Joyce Maxwell died on 02/27/2009, leaving the said Stephen M. Maxwell the sole surviving tenant by the entirety. The said Stephen M. Maxwell died testate on 05/01/2022, devising subject property to Stephanie Mian Maxwell, Megan Elizabeth Aregis, and Moura Victoria Weatherly, as evidenced in Probate File No. 22P1136, in the Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is 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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1953 Omohundro, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Karen Johnson Davidson County
Batch# 980823 DEEDWARR
03/15/2023 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20230315-0018656

202303150018656

Effective the 14th day of March, 2023.

Estate of Stephen M. Maxwell

By: Stephanie Mian Maxwell Date: 3/14/23
Stephanie Mian Maxwell, Executrix

By: Stephanie Mian Maxwell Date: 3/14/23
Stephanie Mian Maxwell, Heir-at-Law

By: Megan Elizabeth Aregis Date: 3/14/23
Megan Elizabeth Aregis, Heir-at-Law

By: Moura Victoria Weatherly Date: 3/14/23
Moura Victoria Weatherly, Heir-at-Law

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephanie Mian Maxwell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the Executrix of the Estate of Stephen M. Maxwell, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of March, 2023.

Notary Public:
My Commission Expires: 7.16.2024

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 Stephanie Mian Maxwell, Megan Elizabeth Aregis and Moura Victoria Weatherly, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of March, 2023.

Notary Public:
My Commission Expires: 7.16.2024

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

202303150018656

Tennessee Certification of Electronic Document

I, Jessica Hunter, 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 3-14-23 (date of document).

Affiant Signature

3-14-23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 14 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10-23-2023

NOTARY'S SEAL

