Karen Johnson Davidson County
Batch# 981865 DEEDWARR
03/17/2023 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20230317-0019464

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 17th day of March, 2023.

Notary Public
My commission expires: 10/21/2024

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Erin Dias, Trustee of The 4704 Chutney Dr Trust	**New Owner**	**16514002400**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Troy Stone, married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 4704 Chutney Dr Trust

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:

Land in Davidson County, Tennessee, being Lot No. 294, of Revised Section Eleven, on the Plan of Peppertree Forest, of record in Plat Book 8250, Page 118, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Randa Beth Stone, unmarried, by Warranty Deed from Jerry D Butler and wife, Georgia Butler, dated December 21, 1992, of record in Book 8821, Page 806, in the Register's Office for Davidson County, Tennessee. Randa B. Stone died testate August 6, 2022, and by her Last Will and Testament, probated in Davidson County, Tennessee, Probate Court Docket No. 22P1708, the Testator devised subject property to Troy Stone.Further reference made by Executrix's Deed from Aimee D. Bobbitt, Executrix of the Estate of Randa Beth Stone, to Troy Stone dated 2/20/22 of record in Instrument No. 20230302-0015009, Register's Office of Davidson County, Tennessee. Kara Stone hereby signs to convey any interest she may have, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4704 Chutney Dr, Antioch, TN 37013.

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 in 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.

Troy Stone Date: 3/16/23
Troy Stone

Kara Stone Date: 3/16/23
Kara Stone

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Troy Stone and Kara Stone, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of March 2023, _____.

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

NOTARY PUBLIC

My Commission Expires: 7/7/25

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 3/16/2023 (date of document).

Jennifer Russell
Affiant Signature

3/17/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 17 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

