Karen Johnson Davidson County
Batch# 1005075 DEEDWARR
05/18/2023 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.13
20230518-0037376

STATE OF Tennessee
COUNTY OF ~~Davidson~~ SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,900.00.

05/17/23
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~17~~th day of May, 2023.

Notary Public
MY COMMISSION EXPIRES: 10-21-2024
File No. G23-18641

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Santos I. Samayoa (NAME)	New Owner (NAME)	7-41
2096 E Hill Dr. (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Christopher Darrell Stewart and Jessica Nichole Stewart, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Santos I. Samayoa, a married woman**, 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. 4 in the W. H. Tinnin Subdivision described according to a survey made October 11, 1948, J. H. Scott surveyor, in the 10th, formerly 20th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 4 fronts 100 feet on the west side of Tennessee U.S. Highway 41 and runs back between parallel lines 250 feet to a dead line and shows 100 feet to the rear line.

Included in the above described property but EXPRESSLY excluded there from is that portion having been taken by the State of Tennessee for right of way purposes described in Consent Judgment and Final Decree of record in book 8061, Page 183, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher Darrell Stewart Jr. and wife, Jessica Nichole Stewart by Deed dated August 15, 2012 from Walter F. Sill, Jr. and wife, Janet R. Sill, recorded October 2, 2012, in Instrument Number 20121002-0089564, in the Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1554 Springfield Highway, Goodlettsville, TN 37072.

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. Whenever 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 my/our hand(s) this 17th day of May, 2023.

x _____
Christopher Darrell Stewart

x _____
Jessica Nichole Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of May, 2023, before me personally appeared Christopher Darrell Stewart and Jessica Nichole 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.

Witness my hand, at office, this 17th day of May, 2023.

_____
Notary Signature
My commission expires: 1/28/24

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

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 5/17/23
Date

Jennifer Russell
Affiant Signature

5/17/23
Date

State of Tennessee
County of Sumner

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

K. Renee Scott
Notary's Signature
My Commission Expires: 11.22.2023

Notary's Seal (if on paper)

KINA RENEE SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires