This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1008192 DEEDWARR
05/26/2023 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20230526-0040030

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $325,000.00

Affiant Signature

Subscribed and sworn to before me on this the 21 day April 2023.

Notary Public
My Commission expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Jack and Alexandria Tirey
108 Hursst Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
Jack and Alexandria Tirey
108 Hursst Drive
Old Hickory, TN 37138

MAP AND PARCEL NUMBER: Tax ID #: 00-53-2-74.00-R-000

WARRANTY DEED
23NT00335

Effective the 21 Day of April 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Michael W. Stewart and Wife, Joni M. Wilson Stewart

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jack Nolan Tirey, III and Alexandria Hope Tirey, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land Davidson County, Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 20 ON THE PLAN OF FAIRWAY VIEW SUBDIVISION, SECTION 1, AS OF RECORD IN PLAT BOOK 2900, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THERETO.

Being the same property as conveyed to MICHAEL W. STEWART AND WIFE, JONI M. WILSON STEWART by Warranty from RICKY ALAN MCBROOM AND WIFE, TINA B. MCBROOM dated 5-8-87 recorded 5-19-87 in Book 7240, Page 99, as Document Number -, Register's Office for DAVIDSON County, TENNESSEE.

This is an improved property commonly known as: 108 Hurst Dr, Old Hickory, TN 37138-2822

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable government and zoning regulations.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness our hands this the 21 day of April, 2023.

Michael W. Stewart

Michael W. Stewart

State of TN
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Michael W. Stewart**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21 day of April, 2023.

Notary Public
My Commission expires: 9-21-26

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Joni M Wilson Stewart

Joni M. Wilson Stewart

State of TN
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Joni M. Wilson Stewart**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21 day of April, 2023.

Notary Public
My Commission expires: 9-21-26

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Britney Garner 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 4/21/23 (date of document).

Affiant Signature

5/26/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21st of April, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025