Karen Johnson Davidson County
Batch# 1043053 DEEDWARR
08/28/2023 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20230828-0066814

WARRANTY DEED

LIZ DAVIS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 3-8-25

(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
Alexandra G. Kuykendall Michael A. Jimenez	Mortgage Investors Group, Secretary of Housing & Urban Development	065-05-0-039
(NAME)	(NAME)	
4821 Smokey Drive	8320 E Walker Springs Ln	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Knoxville, TN 37923	
(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 **John Cyril Stewart, and Judith Stewart Pratt, heirs at law of The Estate of Daniel Leslie Stewart,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Alexandra G. Kuykendall, an unmarried woman and Michael A. Jimenez, an unmarried man, tenants in common with right 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. 455, on the plan of Sherwood Forest, Section 4, of record in Book 4460, Pages 182 & 183, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Daniel L. Stewart, unmarried by Warranty Deed from Harold L. Cobb and wife, Peggy H. Cobb, dated 11/05/1999, of record in Book 11739, Page 769, Register's Office for Davidson County, Tennessee.

The said Daniel Leslie Stewart died intestate on 11/19/2022, leaving the said John Cyril Stewart and Judith Stewart Pratt as his/her sole heirs at law as evidenced in File No. 23P369, Probate Court Clerk's Office for Davidson County, Tennessee.

The said Daniel L. Stewart and Danield Leslie Stewart, being one and the same person.

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 ☒ 4821 Smokey Drive, Old Hickory, TN 37138
(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.

Effective the 1st day of August, 2023.

THE ESTATE OF DANIEL LESLIE STEWART

John Cyril Stewart, heir at law

Judith Stewart Pratt, heir at law

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned Notary Public, in and for said County and State, personally appeared **John Cyril Stewart, and Judith Stewart Pratt, heirs of The Estate of Daniel Leslie Stewart**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the **Heirs of The Estate of Daniel Leslie Stewart**, the within named bargainor, and that he/she as such executor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of August, 2023.

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPLOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

$2.50 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 August 4 2023.

Kim Rogers
Affiant
Date: 8-4-23

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 4 day of August, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY