Karen Johnson Davidson County
Batch# 1058563 DEEDWARR
10/06/2023 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20231006-0078913

WARRANTY DEED

CINDY PERSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 4-19-2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benjamin Wilbur Johnson, Jr.	Benjamin Wilbur Johnson, Jr.	172-10-0-004.00
(NAME)	(NAME)	
5049 Marc Drive	5049 Marc Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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 **Anastasia E. Sims, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Benjamin Wilbur Johnson, Jr., a married man**, 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. 57 on the Plat of Harvard Estates, Section II, of record in Plat Book 4675, page 61, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William O. Sims and wife, Juanita B. Sims by Warranty Deed from Medlin Building Industries, Inc., dated 11/17/1975, of record in Book 4971, Page 769, Register's Office for Davidson County, Tennessee.

The said Junita B. Sims died on 06/21/2019, leaving the said William Oliver Sims the sole surviving tenant by the entirety.

The said William Oliver Sims died intestate on 01/12/2023, devising subject property to Anastasia E. Sims, as evidenced in Docket No. 22P2370, Probate Court Clerk's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Anastasia E. Sims and Ronald S. Sims by Quitclaim Deed from William Oliver Sims and Anastasia E. Sims, dated 05/17/2023, of record in Instrument 20230530-0040634, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anastasia E. Sims by Quitclaim Deed from Ronald S. Sims, dated 08/01/2023, of record in Instrument 20230823-0065896, Register'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 ☒ 5049 Marc Drive, Nashville, TN 37211
(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 5th day of October, 2023.

Anastasia E. Sims

Anastasia E. Sims

State of TENNESSEE
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anastasia E. Sims**, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of October, 2023.

Notary Public

My Commission Expires: December 19, 2026

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 10-5-2023.

Affiant Signature

10/6/2023
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 6 day of October, 2023.



Notary Public

My Commission Expires: 4-19-2027