WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SG-CR-23-206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1093911
01/25/2024 09:26:05 AM
Fees: $18.00 Taxes: $481.00

Davidson County
DEEDWARR
3 pgs

20240125-0004987

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Richard Reagan Stewart and Denise Mayret Stewart	**NEW OWNER**	
(NAME)	(NAME)	**042-08-0-005.00**
503 Star Blvd.		
(ADDRESS)	(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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIEL REED ZUMWALT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD REAGAN STEWART AND DENISE MAYRET STEWART, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson county, Tennessee, described as follows, to-wit:

Being parts of Lots Nos. 11 and 12 on the map of Madison Annex subdivision of record in Book 843, Page 32, Register's Office for said county, and also known as Lot No. 7 on an unrecorded Resubdivision of Lots 10, 11, 12 and part of 13 of said Madison annex subdivision, and described according to a survey thereof made by James a. Hamilton, Jr., dated 4/10/47 as follows.

Beginning at a point in the South margin of Amqui street at the corner of lots 6 and 7, said point being 260 feet West of the Westerly right-of-way line of the L and N Railway road, and being the corner of Lots Nos. 6 and 7; thence with the line between said lots, Southerly 240.02 feet to the corner of said lots and of Lots 2 and 3; thence with the line between Lots 3 and 7, Westerly 75 feet to the corner of Lots 4 and 8; thence with the line between Lots 7 and 8, Northerly 238.56 feet to the South margin of Amqui street, thence with the margin of the same, Easterly 75 feet to the point of beginning.

Being a portion of the same property conveyed to Daniel Reed Zumwalt by Warranty deed from Carl Hill, Lawrence R. Hill, Archie Hill, James H. Hill, George R. Hill, Margaret Hill, Jewel Blakenship and Ivory Kelton of record in Instrument No. 20111121-0090912 Register's Office for Davidson County, Tennessee, dated November 17, 2011 and recorded on November 21, 2011.

Being commonly known as Map & Parcel #04208000500

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 32, Register's Office for Davidson County, Tennessee.
- Easement to MTEMC of record in Book 7008, Page 682, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **206 Nesbitt Lane, Madison, Tennessee 37115**.

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), their heirs and 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), 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.

Witness my/our hand(s) this the 19th DAY OF JANUARY, 2024.

Daniel Reed Zumwalt

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL REED ZUMWALT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of January, 2024.

Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, John Gleaves, 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 01/19/2024 (date of document).

Affiant Signature

1/28/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 07/09/24

NOTARY'S SEAL

