RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-19867-24

Karen Johnson Davidson County
Batch# 1104917 DEEDWARR
02/27/2024 10:15:30 AM 7 pgs
Fees: $38.00 Taxes: $1,110.00
20240227-0013164

WARRANTY DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day of Feb, 2024

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam & Jacobson Investments, LLC 940 Maxwell Ave. Nashville, TN 37206	Same address as new owner	081-03-0-106

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THOUSAND AND 00/100 Dollars ($300,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SHARON STADAKER-ENLOW, GRETA STADAKER FIELDS, VENUS STADAKER-WOODS, PORTER ALEXANDER STADAKER, AND SHALITA STADAKER-WALKER**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ADAM & JACOBSON INVESTMENTS, LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 51 in the Subdivision of Lot No. 21 in Owen's Buena Vista Plan of Lots of record in Book 57, pages 26 and 27, Register's Office for said County, to which reference is hereby made for a more complete and accurate description. Said Lot No. 51 fronts 50 feet on the easterly side of Webster Street and runs back between parallel lines 148 feet to an alley.

Being the same property conveyed to Sharon Stadaker Enlow, Greta Stadaker Fields, Venus Stadaker Woods, Shalita Stadaker-Walker, and Porter Alexander Stadaker from Dorothy Hyde by Quitclaim Deed dated February 8, 2024 and recorded February 9, 2024 in Instrument #20240209-0009219, said Register's Office.

Being the same property conveyed to Aaron Porter Hyde from Alex Hyde by Warranty Deed dated October 30, 1946 and recorded May 15, 1946 in Book 1472, page 604, said Register's Office. The said Aaron Porter Hyde died testate in 1981. His estate was administered in the Probate Court of Davidson County, Tennessee, Docket No. 70757. His Last Will and Testament was probated and recorded in Will Book 136, page 351, Probate Court for said County, and in Instrument #20060113-0005659, Register's Office for said County. Said Last Will and Testament devised a life estate fee in 2124 15th Ave N, Nashville, Tennessee, to Dorothy Holbert Hyde, and the remainder of the fee is devised to Betty Hyde Goodson, Trustee, for his children, Carmen Stadaker and Colleen Henderson, equally. The said Betty

Hyde Goodson died in 1998 and there was no Successor Trustee mentioned in Mr. Porter's Last Will and Testament, The said Colleen Henderson died intestate in 1983; she had no children. Carmen Stadaker died intestate in 1998 and she had five children, as follows: Sharon Stadaker Ervin Enlow, Greta Stadaker Thomison Fields, Venus Stadaker Woods, Shalita Stadaker-Walker, and Porter Alexander Stadaker. These five children are Carmen Stadaker's only next of kin/heirs-at-law and inherited the remainder fee interest to the above-described property. See Affidavit of Heirship of record in Instrument #20050203-0013031, and in Instrument No. 202402270013160 and 202402270013161, said Register's Office. and 202402270013162 and 202402270013163

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X___ improved property, known as: 2124 15th Avenue North, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 23rd day of February, 2024

GRANTOR(S)

Sharon Stadaker-Enlow

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Sharon Stadaker-Enlow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23rd day of February, 2024.

Notary Public

Printed Notary Name

My commission expires: 1.28.26

TISHA C. BALDWIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Venus Stadaker-Woods

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Venus Stadaker-Woods, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23rd day of February 2024.

Notary Public

Tisha C. Baldwin

Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Greta Stadaker Fields

Greta Stadaker Fields

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Greta Stadaker Fields, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23rd day of January 2024.

Notary Public

Tisha C. Baldwin

Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Porter Alexander Stadaker

STATE OF ~~TENNESSEE~~ WASHINGTON
COUNTY OF King

Personally appeared before me, a Notary Public, Porter Alexander Stadaker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23 day of February 2024.

Notary Public

Michael Warnemuende
Printed Notary Name

My commission expires: 10/14/24

MICHAEL WARNEMUENDE
Notary Public
State of Washington
Commission # 12416
My Comm. Expires Oct 14, 2024

Shalita Stadaker-Walker

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Shalita Stadaker-Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23 day of Feb, 2024.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Notary Public

Jennifer L Pennell
Printed Notary Name

My commission expires: _____

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Feb. 23, 24 (date of document).

Jennifer L. Pennell

Feb. 26, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 26 day of Feb, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

