WARRANTY DEED

Karen Johnson Davidson County
Batch# 1116537 DEEDWARR
03/28/2024 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20240328-0021772

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF March, 20 24

Notary Public

MY COMMISSION EXPIRES: 11-30-24

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Rashaad Stewart	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME) 1718 Underwood St.	(NAME) 1718 Underwood St	08115021800
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Ronald Stewart, an unmarried man**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rashaad Stewart, an unmarried person** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND 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 the westerly part of Lot No. 410 and the easterly part of Lot No. 411 on the plan of McGavock, Wetmore and Other's Second Addition, called the "Addition to the town of McGavock", as of record in Book 21, Page 41, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Underwood Street, at the southwest corner of the property conveyed to Andrew Stewart and wife, Mamie Stewart, by deed from Robert Lusk and wife, of record in Book 815, Page 43, said Register's Office; thence with northerly margin of Underwood Street, westwardly 35 feet, more or less, to the southeast corner of the property conveyed to Eurie Crockett and wife Mary Crockett by deed from Robert Lusk and wife, of record in Book 815, Page 91, said Register's Office; thence with said Crockett's easterly line, northwardly 117 feet more or less, to the southerly margin of Cockrill Street; thence with same, eastwardly 33-1/3 feet to the northwest corner of said Stewart property; thence with the westerly line of said Stewart property, southwardly 130 feet, more or less, to the beginning.

Being the same property conveyed to Marie E. Stewart and Ronald M. Stewart, by virtue of that certain County Court Clerk's Deed Deed dated September 21, 1978, and being of record at Book 5348, Page 222 in the Register's Office of Davidson County, Tennessee. Marie E. Stewart having died testate on or about March 8, 2015, her Will Being probated at Docket No 16P1360 in the Probate Court of Davidson County, Tennessee. Being Conveyed to Ronald M Stewart by Last Will and Testament of Record at Docket No 16P1360 in the Probate Court of Davidson County, Tennessee.

Ronald Stewart is aka Ronald M. Stewart

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1718 Underwood St. Nashville, TN 37208
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the 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, 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 GRANTEES, 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 hand this 28th day of March, 2024.

Ronald Stewart

Ronald Stewart

STATE OF Tennessee
COUNTY OF Davidson

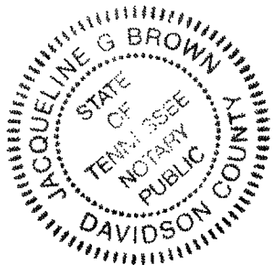
Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Ronald Stewart**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of March, 2024.

Jacqueline G Brown

Notary Public

My Commission Expires: 11/3/25



Certificate of Authenticity

I, Holly A. Mason, 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 March 28 2024.

Affiant Signature

3/28/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 day of March, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026