Karen Johnson
Batch # 1120150
04/08/2024 10:41:13 AM
Fees: $13.00 Taxes: $2,035.00
Davidson County
DEEDWARR
2 pgs
20240408-0024671

Prepared by ~~and Return to~~:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 550,000.00.

Affiant

Subscribed and Sworn before me this 8th day of April , 2024.

Notary Public
My commission expires: 11-8-27

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Grisham Home Builders LLC 3601 SYCAMORE LN NASHVILLE, TN 37215	New Owner	091-15-0-186

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mary Stewart Johnson, Trustee of the James Everette Stewart Revocable Trust dated February 26, 2003**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Grisham Home Builders LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being part of Block No. 16 on the Map of Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, R.0.D.C., Tennessee, described as follows:

Beginning on the northerly margin of Dakota, formerly Fourth Avenue, at the southeast corner of the property conveyed to D.N. Linton and wife, by deed from Joe B. Holder and wife, of record in Book 1085, Page 300, said Register's Office, said point being 200 feet east of the easterly margin of 52" Avenue North; thence with the northerly margin of Dakota Avenue, eastwardly 50 feet; thence at right angles, northwardly 150 feet to the southerly margin of an alley; thence with said alley westwardly 50 feet to the northeast corner of said Linton property; thence with said Linton's easterly line, southwardly 150 feet to the beginning.

Being the same property conveyed to F.E. Stewart and wife, Mary C. Stewart, by deed from D.G. Cannon and wife, Eina Cannon, of record in Book 1320, Page 272, Registers Office of Davidson County, Tennessee. The said F.E. Stewart (also known as Fred E. Stewart) having predeceased his wife, Mary C. Stewart (also known as Mary Capley Stewart). The said Mary Capley Stewart having since died, leaving a will, of record in Will Book 237, Page 113, Davidson County Probate Clerk's Office under Probate Docket No. 00P1349. Mary Jean Stewart Parker and James Everette Stewart being the Devisees under the Last Will and Testament of Mary Capley Stewart.

Being the same property conveyed to James Everette Stewart, by Executor's Quitclaim Deed from James E. Stewart, Executor, of the Estate of Mary Capley Stewart, of record in Instrument #20020328-0038271, dated March 12, 2002 Register's Office of Davidson County, Tennessee. Further being the same property conveyed to James Everette Stewart, Trustee of the James Everette Stewart Revocable Trust dated February 26, 2003 by Warranty Deed from James Everette Stewart, dated March 12, 2002 and of record in Instrument #20020328-0038272, Register's Office of Davidson County, Tennessee. The said James Everette Stewart having since died February 28, 2024.

Also being the same property conveyed to Mary Stewart Johnson, Trustee of the James Everette Stewart Revocable Trust by Quitclaim Deed from Mary Jean Stewart to convey any and all interest in the property pursuant to the Will of Mary Capley Stewart, dated April 1, 2024 and of record in Instrument # 20240408-0024670 *, Register's Office of Davidson County, Tennessee.*

This is [X] improved [ ] unimproved property known as 5102 Dakota Avenue, Nashville, TN 37209 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 5 day of April, 2024.

The James Everette Stewart Revocable Trust

By: Mary Stewart Johnson

Mary Stewart Johnson, Trustee

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 5 day of April, 2024, before me personally appeared Mary Stewart Johnson, Trustee of the James Everette Stewart Revocable Trust, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5 day of April, 2024.

Notary Signature
My commission expires: 01/21/26

F W ROSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES 01/21/2026