24-4831

Return to:
Four Star Title, LLC
2500 N. Mount Juliet Rd.
Mt. Juliet, TN 37122

FOR OFFICIAL USE

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **349,800.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **04/26/2024**

Notary Public

MY COMMISSION EXPIRES: 1/28/26
(AFFIX SEAL)

Karen Johnson
Batch # 1130037
05/02/2024 10:35:07 AM
Fees: $23.00 Taxes: $1,294.26

Davidson County
DEEDWARR
4 pgs

20240502-0032154

WARRANTY DEED

This Instrument Prepared by and Return To:

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

FOUR STAR TITLE LLC

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #24-4831

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gilberto Ruiz Garcia	**First Horizon Bank, Its Successors and/or Assigns ATIMA**	**052-12-0-099**
1230 Apache Lane Madison, TN 37115	**165 Madison Avenue Memphis,TN 38103**	

FOR AND 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, WE, **John Stallworth, Jr., Personal Representative of The Estate of Frances T. Stallworth,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gilberto Ruiz Garcia, married,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 8 on the Plan of Sequoia Valley, Section 2, as of record in book 3700, page 114, Register's Office for said County, described as follows:
Said Lot No. 8 fronts 94.8 feet on the southerly side of Apache Lane and extends back 165.8 feet on the westerly line and 169.4 feet on the easterly line to a dead line measuring 93.0 feet thereon.

Being the same property conveyed to John W. Stallworth and wife, Frances T. Stallworth by Deed dated October 11, 1972, from Tim C. Blaylock and wife, Linda Blaylock, recorded October 12, 1972, in Book 4645, Page 977-978, in the Register's Office of Davidson County, Tennessee.
*Frances T. Stallworth passed away on or about 1/27/2027 and John W. Stallworth, Sr. passed away on or about 7/30/1983 John W. Stallworth, Jr. was named Personal Representative in the Last Will and Testament of Frances T. Stallworth.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1230 Apache Lane, Madison, TN 37115**
(House Number) (Street) (City, State) (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 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the ~~26th~~ 30th day of **April, 2024**.

The Estate of Frances T. Stallworth

John Stallworth, Jr., Heir

John Stallworth Jr., Individually as Heir

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **John Stallworth, Jr.**, whom I am personally acquainted and who upon his oath acknowledged himself to be the Personal Representative and he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the Estate of Frances T. Stallworth.

Witness my hand and official seal on this the ~~26th~~ 30th day of **April, 2024**.

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
My Commission Expires: 1/28/26

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **John Stallworth, Jr.,** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the ~~26TH~~ 30th day of **April, 2024**.

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
My Commission Expires: 1/28/26

IN WITNESS WHEREOF, this instrument has been executed on this the 25th day of **April, 2024**.

The Estate of Frances T. Stallworth

Jeanette Kelso

Jeanette Kelso, Heir

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Jeanette Kelso**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 25 day of **April, 2024**.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires
December 9, 2025

SARAJ PATEL
NOTARY
PUBLIC
MECKLENBURG COUNTY, NC

IN WITNESS WHEREOF, this instrument has been executed on this the 25th day of **April, 2024**.

The Estate of Frances T. Stallworth

Linda Holliday

Linda Holliday, Heir

STATE OF Tennessee
COUNTY OF Maury

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Linda Holliday**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 25th day of **April, 2024**.

NOTARY PUBLIC

My Commission Expires: 10-25-2026

LATALIA J GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY