Karen Johnson Davidson County
Batch# 1139867 DEEDWARR
05/28/2024 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $651.20
20240528-0039452

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/30/2024
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stellar Realty Company, LLC	Newowners	
(NAME) 1529 2nd Ave N.	(NAME)	081-15-0-058.00
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(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, **William Douglas, Robert L. Douglas, Carison Douglas, Sylvia V. Douglas,**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stellar Realty Company, LLC, a Tennessee limited liability company,** 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 Lot No. 108 on the Plan of S.A. Champion's Subdivision of Nashville, of Lots No. 85 to 168 and Lots Nos. 169 to 228 and 235 to 252, inclusive, in the Harding Plan (Book 21, Page 80, RODC), of record in Book 161, Page 132, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of the property.

Said Lot No. 108 fronts 50 feet on the westerly side of 22nd Avenue North, formerly Champion Street, and runs back between parallel lines, along the South margin of Harding Street, 150 feet to an alley.

Being the same property conveyed to Rufus Douglass and wife, Helen P. Douglass by Installment Deed from John T. Lewis and wife, Esther L. Lewis of record in Book 2031, Page 378, Register's Office for Davidson County, Tennessee, dated December 19, 1951 and recorded on December 26, 1951.

Rufus Douglass predeceased Helen P. Douglass a/k/a Helen P. Douglas, leaving her as surviving tenant by the entirety.

Being the same property conveyed to Helen P. Douglas by Quitclaim Deed from Helen P. Douglas of record in Book 9615, Page 894, Register's Office for Davidson County, Tennessee, dated February 28, 1995 and recorded on March 10, 1995.

Helen P. Douglass a/k/a Helen P. Douglas died on or about January 07, 2007. See also, Affidavits of Heirship of record at Instrument No. 20230706-0051801 and Instrument No. 20230706-0051800, Register's Office for Davidson County, Tennessee.

William Douglas is aka William E. Douglas
Grantors warrant that the above described property ws not used for marital or primary residence. See Power of Attorney's of record at Instruments No(s) 20230706-0051804, 20230706-0051803, 20230706-0051802

For information purposes only: 1529 22nd Ave N, Nashville, TN, 37208

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 1529 22nd Ave N 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 10th day of May, 2024.

William Douglas

Carison Douglas by William Douglas as attorney in fact
Carison Douglas by William Douglas, attorney-in-fact

Sylvia V Douglas by William Douglas as attorney in fact
Sylvia V. Douglas by William Douglas, attorney-in-fact

Robert L Douglas by William Douglas as attorney in fact
Robert L. Douglas by William Douglas, attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **William Douglas**, 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 10th day of May, 2024.

Cheryl M Rodgers
Notary Public

My Commission Expires: 11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

State of Tennessee
County of Davidson

On this 10th day of May, 2024, before me personally appeared William Douglas, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Carison Douglas, ~~Slyvia~~ Sylvia V. Douglas and Robert L. Douglas, and who acknowledged that he executed the same as the free act and deed of Carison Douglas, ~~Slyvia~~ Sylvia V. Douglas and Robert L. Douglas.

WITNESS my hand and official seal at office this 10th day of May, 2024.

Cheryl M Rodgers
Notary Public Exp 11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

202405280039452

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 May 10, 2024.

Affiant Signature

5/28/24
Date

State of Tennessee
County of Davidson

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

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

