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Karen Johnson Davidson County
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Fees: $23.00 Taxes: $2,619.60
20240628-0048765

#2435

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
John R. Sherrod, III	Primary Residential Mortgage, Inc.	Map 085-05-0-
1735 4th Avenue North	1480 North 2200 West	Parcel 013.00
Nashville, TN 37208	Salt Lake City, UT 84116	

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9227 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Dorothy Stallworth,** unmarried, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **John R. Sherrod, III,** a single person, (The "Grantee"), his heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Willie Stallworth and wife, Dorothy Stallworth by warranty deed of record in Book 9497, page 710, said Register's Office. The said Willie Stallworth (aka Willie Lewis Stallworth, Sr.) having since died on December 30, 2011 and title vested in Dorothy Stallworth as sole tenant by the entirety. The said Guardianship and Trusts Corporation, having since been appointed as Successor Conservatorship for Dorothy Stallworth, pursuant to letters of successor conservatorship, docket no. 21P185, in the Circuit Court of Davidson County, Tennessee (Probate Division), granting authority to act on behalf of the said Dorothy Stallworth.

This is the same description used in the previous deed of record.

This conveyance is subject to the following:

1. 2024 Taxes, a lien not yet due and payable.
2. Any and all matters appearing on the MAP of D.T. McGavock's Plan of record in said Register's Office.
3. Any and all matters appearing on the Plat of record in Plat Book 21, page 7, said Register's Office.

This is an improved property commonly known as 1735 4th Avenue North, Nashville, TN 37135.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $708,000.00.

Affiant

Subscribed and sworn to before me this 20th day of June, 2024.

Notary public:
My commission expires: 1/24/28

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this ___ day of June, 2024.

GUARDIANSHIP AND TRUSTS CORPORATION, AS SUCCESSOR CONSERVATORSHIP FOR DOROTHY STALLWORTH

By: _____
Dora Mitchell, Secretary

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DORA MITCHELL, SECRETARY FOR GUARDIANSHIP AND TRUSTS CORPORATION AS SUCCESSOR CONSERVATORSHIP FOR DOROTHY STALLWORTH, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged SHE executed the within instrument as Secretary.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of June, 2024.

Notary Public
My Commission Expires: 1/24/28

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

EXHIBIT "A"

Land in Davidson County, Tennessee, being the Northeasterly part of Lot No. 72 on the Map of D.T. McGavock's Plan of 98 lots in North Nashville of record in Book 21, page 7, said Register's Office, described as follows.

BEGINNING at the Southwest corner of Buchanan, formerly Carroll Street and Fourth Avenue North; thence with the Westerly margin of Fourth Avenue North Southwardly 39.4 feet to the Northeast corner of a part of Lot No. 72, conveyed to John Williams Neely by deed from George E. Seibert and wife, of record in Book 1283, page 602, said Register's Office; thence with the Northern boundary line of said of said Neely's property Westwardly 98.3 feet, more or less, to a point on the Easterly margin of an alley; thence with the Easterly margin of said alley Northwardly 39.4 feet to a point on the Southerly margin of said Buchanan Street; thence with the Southerly margin of said Buchana Street Eastwardly 98.3 feet, more or less to the beginning.

Certificate of Authenticity

I, Robert J. Notestine III, 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 6/20/24.

AFFIANT SIGNATURE

6/28/24
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 28 day of June, 2024.

NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

LYNDSEY ALMEIDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028