Karen Johnson Davidson County
Batch# 1157241 DEEDWARR
07/11/2024 03:20:30 PM 5 pgs
Fees: $28.00 Taxes: $444.00
20240711-0052251

Prepared By & Return To:
Malcolm Title LLC
100 5th Street
Ste. 520
Bristol, TN 37620
MTL-24-2734

STATE OF TENNESSEE
COUNTY OF SULLIVAN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Andria Stewart Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of July, 2024

RASHEDA JAMILLE ROGERS
NOTARY PUBLIC
REGISTRATION # 7322058
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES DECEMBER 31, 2027

Rasheda Jamille Rogers
Notary Public

Commission Expires: December 31, 2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nashwood Real Estate, Inc. 8200 Old Harding Pike Nashville, TN 37221	Nashwood Real Estate, Inc. 8200 Old Harding Pike Nashville, TN 37221	052 02 0 118.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Lois A. Larson (a/k/a Lois Larson), Leroy Preston, III, and Andria Stewart Baker

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD. AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nashwood Real Estate, Inc., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTEES, 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 48 on Block C on the revised plan for Rainbow Terrace, as of record in Book 1130, page 83, Register's Office for Davidson County Tennessee.

Being the same property conveyed to Lois A. Larson, Leroy Preston III, Terry Lee Stewart and Lonnie Wade Stewart, as to a life estate to Juanita Francis Preston, by deed dated 08/13/2001 and recorded 08/14/2001, from Juanita Francis Preston, a widower, of record in Instrument Number 20010814-0087659, re-recorded in Instrument Number 20010815-0088326. The said Juanita Francis Preston died on April 12, 2005, thereby relinquishing said life estate. Further being the same property conveyed to Lois Larson, by deed dated

05/18/2010 and recorded 05/19/2010, from Terry Lee Stewart (1/4 interest) of record in Instrument Number 20100519-0038778, and being further conveyed Life Estate to Lonnie Wade Stewart, by deed dated 06/10/2010 and recorded 06/10/2010, from Lois A. Larson, a married woman; owner of a 1/2 Interest, Leroy Preston, III, a married man; owner of a 1/4 Interest and Lonnie Wade Stewart, (1/4 interest), of record in Instrument Number 20100610-0045239; and reference is hereby made to that Affidavit of Heirship of Lonnie Wade Stewart, deceased 12/21/2023, naming Andrea Stewart Baker, of record in Instrument Number 202402260012663, Register's Office for Davidson County, Tennessee. Andrea Stewart Baker is one and the same as Andria Stewart Baker. See also two additional Affidavits as to Heirs to be forthwith recorded.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 623 Cheryl Avenue, Nashville, TN 37115

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 so 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.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

Dated this the 10th day of July, 2024.

Lois A. Larson

Lois A. Larson

Leroy Preston, III

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

On this 10th day of July, 2024, before me personally appeared Lois A. Larson and Leroy Preston, III, 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 10th day of July, 2024.

Notary Signature
My commission expires: 5.10.27

KATHLEEN WILLIAMS
NOTARY PUBLIC
TENNESSEE
COUNTY OF WILLIAMSON

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

Andria Stewart Baker

Andria Stewart Baker

COMMONWEALTH OF VIRGINIA
COUNTY OF Chesapeake

On this 3rd day of July, 2024, before me personally appeared Andria Stewart Baker, 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 3rd day of July, 2024.

RASHEDA JAMILLE ROGERS
NOTARY PUBLIC
REGISTRATION # 7322058
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES DECEMBER 31, 2027

Rasheda Jamille Rogers
Notary Signature Rasheda Jamille Rogers
My commission expires: December 31, 2027

Certificate of Authenticity

I, Joshua A. Terry, 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 July 3 2024.

Affiant Signature – Joshua A. Terry

July 11 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on July 11 2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27