WARRANTY DEED

S. CHAPEL DRUMMOND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-03-2025

T-DTR-24-1613-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-03-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stewart Building Group, LLC	**New Owner**	
(NAME) **150 Grassland Dr.**	(NAME)	**072-16-0-113.00**
(ADDRESS) **Gallatin, TN 37066**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GEORGE HORACE WOMACK, II, A MARRIED MAN AND JACQUELINE DIANNE WOMACK WOOLWINE, A MARRIED WOMAN AND CYNTHIA GALE WOMACK WEBB, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEWART BUILDING GROUP, LLC, A TENNESSEE LILMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot 29 on the Plan of Peerman Heights as of record in Book 2133, Page 3, Register's Office of Davidson County, Tennessee, described as follows:

Said Lot No. 29 fronts 87 feet on the Easterly side of Tammany Drive and runs back between lines measuring 257.5 feet on the North line, and 251.5 feet on the South line to a dead line in the rear, measuring 87.1 feet thereon.

Being the same property conveyed to George H. Womack and wife, Mary Elizabeth Womack by Deed from Robert A. Castleman and wife, Thelma Castleman of record in Book 2141, page 2, Register's Office for Davidson County, Tennessee, dated March 31, 1953 and recorded on April 06, 1953.

The said George H. Womack having since died on or about October 7, 1982 leaving Mary Elizabeth Womack as the remaining tenant by the entirety.

The said Mary Elizabeth Womack having since died on or about November 24, 2017.

Being the same property conveyed to George Horace Womack, II, Cynthia Gale Womack Webb and Jacqueline Dianne Womack Woolwine by Executor's Deed from George Horace Womack, II, Executor of The Estate of Mary Elizabeth Casey Womack of record in Instrument No. 20181022-0104197 Register's Office for Davidson County, Tennessee, dated October 18, 2018 and recorded on October 22, 2018 and as corrected by Scrivener's Affidavit of record at Instrument No. 20190124-0006870, Register's Office for Davidson County, Tennessee.

NOTE: RUBY KAY GENTRY WOMACK JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTORS JACQUELINE DIANNE WOMACK WOOLWINE AND CYNTHIA GALE WOMACK WEBB.

Karen Johnson Davidson County
Batch # 1185325 DEEDWARR
09/24/2024 11:18:08 AM 4 pgs
Fees: $23.00 Taxes: $1,526.25

20240924-0073990

This conveyance is subject to:

- Taxes for the year 2024 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 3, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2091, Page 517, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4122, Page 355, in the Register's Office for Davidson County, Tennessee.
- Right of Way of Tammany Drive.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1613 Tammany Drive, Nashville, Tennessee 37206**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 19th DAY OF SEPTEMBER, 2024.

George Horace Womack II
George Horace Womack, II

Ruby Kay Gentry Womack
Ruby Kay Gentry Womack

Jacqueline Dianne Womack Woolwine

Cynthia Gale Womack Webb
Cynthia Gale Womack Webb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE HORACE WOMACK, II, AND RUBY KAY GENTRY WOMACK the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of September, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF New York

COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACQUELINE DIANNE WOMACK WOOLWINE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of September, 2024.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CYNTHIA GALE WOMACK WEBB, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of September, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

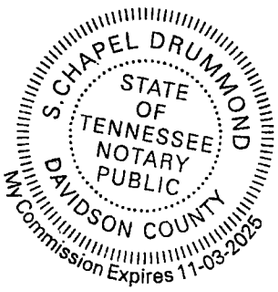
CERTIFICATE OF AUTHENTICITY

I, Dawn Martin, 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 September 20, 2024.

Dawn Martin

Affiant Signature

Date September 20, 2024



State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25