Karen Johnson Davidson County
Batch# 1195217 DEEDWARR
10/18/2024 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,317.20
20241018-0080935

**Prepared By & Return To:**
Tennessee Title Service, LLC
547 N Mt Juliet Rd
Ste. 100
Mt. Juliet, TN 37122
MQ-24-3429

STATE OF TENNESSEE
COUNTY OF ~~Sumner~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $356,000.00

Affiant

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of ~~October~~, 2024

Notary Public

Commission Expires: _____

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Schuyler Howie<br>404 Barbara Dr<br>Madison, TN 37115 | Guaranteed Rate, Inc.<br>3940 N Ravenswood Ave<br>Chicago, IL 60613 | 051 03 0 156.00 |

# 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,
**Heirs and Beneficiaries of the Estate of Julia Ruth Stewart, nka Julia Ruth Williams (a/k/a Julia J. Wiliams)**
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
**Schuyler Howie, unmarried man**
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. 56 on the Plan of Stratton Heights, as of record in Book 1835, Page 13, Register's Office for Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Julia Ruth Stewart, by Final Decree dated 06/25/1971 and recorded 05/10/1972, from Kennth R. Stewart, of record in Book 4600, Page 143, Register's Office for Davidson County, Tennessee. The said Julia Ruth Stewart (a/k/a Julia J. Williams) died June 22, 2023. Reference is made to the affidavit of heirship for Julia Ruth Stewart naming, Kenneth Roger Stewart, Jr., Robert Stewart, and Ruth Luthy as all of her heirs, of record in Instrument No. 202410180080934 in said Register's Office.

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: 404 Barbara Dr, Madison, 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.

Dated this the 16th day of October, 2024.

Kenneth Roger Stewart, Jr.

Robert Stewart

Ruth Luthy

Danny Williams

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 16th day of October, 2024, before me personally appeared Kenneth Roger Stewart, Jr., Robert Stewart, Ruth Luthy, Danny Williams, 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 16th day of October, 2024.

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2026

Notary Signature
My commission expires:

****Danny Williams signing off on this instrument acknowledging sale of property, although has no vested interest****

**True Copy Certification**

I, **Tonya Cherry,** 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 this the 16 day of October, 2024.

Affiant Signature
Date 10/16/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16 day of October, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027