WARRANTY DEED

Karen Johnson Davidson County
Batch# 1224808 DEEDWARR
01/09/2025 08:34:30 AM 4 pgs
Fees: $23.00 Taxes: $584.60
20250109-0001850

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF December, 2024

Notary Public

MY COMMISSION EXPIRES: 10-30-2027

(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
RealTree MGT LLC	New Owner	
(NAME) 1905 9th Ave N. #1B	(NAME)	08012002000
(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, **James Stewart Jr., Amanda Foote, and Timothy Miller, Heirs-at-Law for the Estate of Doris A. Stewart**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RealTree MGT LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS 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. 195 on the Plan of Bordeaux Gardens, Section 1, of record in Book 3300, Page 91, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property convey to Doris A.Stewart, a single person, by virtue of that certain Deed dated December 20, 1985, and being of record at Book 6745, Page 133 in the Register's Office of Davidson County, Tennessee. Doris A. Stewart died testate May 20, 2024. Affidavit(s) of Heirship as to Doris A. Stewart recorded in Instrument No. 202501090001848 and Instrument No. 202501090001849 in the Register's Office for Davidson County, Tennessee. Probate opened in the Maury County Chancery Court at Case Number P-289-24. Doris A. Stewart is one and the same person as Doris Stewart Miller.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 3202 Panorama Dr Nashville, TN 37218 (unimproved _)
(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 30th day of December, 2024.

James Stewart Jr.

Amanda Foote

James Stewart Jr., Executor of The Estate of Doris Stewart Miller AKA Doris A. Stewart

James Stewart Jr. - Executor

By: James Stewart Jr., Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **James Stewart Jr. and Amanda Foote**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of December, 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

Personally appeared before me, the undersigned, a Notary Public for said county and state, the within named James Stewart Jr. as Executor of The Estate of Doris Stewart Miller AKA Doris A. Stewart with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of December, 2024.

Cheryl M Rodgers
Notary Public

My Commission Expires: 11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Timothy Miller

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Timothy Miller** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27 day of December, 2024.

Notary Public

My Commission Expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Karla Utley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 12/30/2024 (date of document).

Affiant Signature

December 30, 2024

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 30 day of December, 2024

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25