Karen Johnson Davidson County
Batch# 1228570 DEEDWARR
01/21/2025 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20250121-0004555

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $255,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17th day of January, 2025.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Toby Tate	Everett Financial, Inc. dba	018-16-0-109.01
(NAME)	(NAME)	
110 Depot Street	14801 Quorum Drive, Ste. 300	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Dallas, TX 75254	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Michelle Leann Marentette, a married woman and Jeffrey David Stone, a married man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Toby Tate , married man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 and the easterly 30 feet of Lot No. 4 on the Map of the Jas. M. Phipps Addition to Goodlettsville, as of record in Book 547, page 151, Register's Office for Davidson County, Tennessee.

Said lot and part of said lot adjoin and front together 85 feet on the northerly side of Reed or Depot Street and runs back between parallel lines, along the westerly margin of Bass Avenue, 187 feet to an alley.

Being the same property conveyed to James Elmer Reynolds and wife, Roberta B. Reynolds by Warranty Deed from Frank R. Tinnon and wife, Sara Wade Tinnon of record in Book 3569, page 507, Register's Office for Davidson County, Tennessee, dated May 20, 1963 and recorded on May 21, 1963.

Roberta B. Reynolds died on or about November 26, 1969, leaving James Elmer Reynolds as the surviving tenant by the entirety.

James Elmer Reynolds died on or about May 23, 1971.

Being the same property conveyed to Rufus Lee Stone and wife Willie Ruth Stone by Warranty Deed from Robert H. Reynolds, Executor of the Estate of James E. Reynolds, deceased of record in Book 4888, page 991, Register's Office for Davidson County, Tennessee, dated February 05, 1975 and recorded on February 12, 1975.

Being the same property conveyed to Rufus Lee Stone, Jr, and wife, Willie Ruth O. Stone by Quitclaim Deed from Robert H. Reynolds and wife Dianne Reynolds of record in Book 4900, page 165, Register's Office for Davidson County, Tennessee, dated March 28, 1975 and recorded on March 31, 1975.

Rufus Lee Stone, Jr. died on or about July 16, 2017, leaving Willie Ruth O. Stone as the surviving tenant by the entirety.

Willie Ruth O. Stone died instestate on or about April 19, 2024. Probate case shown in Case No. 24P1108 in the Probate Court for Davidson County at Nashville, Tennessee. See Affidavit of Heirship of record in Book 202501210004554, said Register's Office.

This property is __unimproved _X_improved property known as: 110 Depot Street, Goodlettsville, TN 37072.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 17th day of January, 2025.

Michelle Leann Marentette

Jeffrey David Stone

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michelle Leann Marentette and Jeffrey David Stone, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of January, 2025.

Taylor Johnson
Notary Public
My Commission Expires: 3/19/2025

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 1/17/25.

Date

Celia Stewart-Rouse

Affiant Signature

1/17/25

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 17th day of January, 2025.

Taylor Johnston

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY