WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-13-2028

Y-PC-25-212

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)
Robert Maxwell Stanley and Georg'Ann Grace Daly	**NFM, Inc. DBA NFM Lending**	
(NAME)	(NAME)	**074-12-0-130.00**
212 Jacksonian Drive	**1190 Winterson Road, Ste. 300**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Linthicum Heights, MD 21090**	
(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, **ELIZABETH CHERYL EVANS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT MAXWELL STANLEY, AN UNMARRIED MAN, AND GEORG'ANN GRACE DALY, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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 No. 178 on the Plan of Hermitage Hills, Section 2, revised, as of record in Book 2900, Page 112, Register's Office for said County, described as follows:

Beginning at a point in the southwesterly margin of Jacksonian Drive, at the corner of Lots 178 and 179; thence with the line between said lots, 107.57 feet in a southwesterly direction to a point; thence southeasterly 108.65 feet to a point in the northwesterly margin of Bonnavista Drive; thence with the margin of the same, northeasterly 147 feet to a point at the beginning of a curve; thence around said curve, northwesterly 39.27 feet to a point in the southwesterly margin of Jacksonian Drive; thence with the margin of the same, northwesterly 100 feet to the beginning.

Being the same property conveyed to Gilbert Evans and wife, Geraldene Evans, as tenants by the entirety by Warranty Deed from Eugene W. Pope and wife, Dorothy J. Pope of record in Book 5174, page 759, Register's Office for Davidson County, Tennessee, dated July 20, 1977 and recorded on July 25, 1977.

The said Gilbert Evans having died on or about June 28, 1987, vesting Geraldine Evans as surviving tenant by the entirety.

Being the same property conveyed to David R. Kennedy, Trustee by Quitclaim Deed from Geraldene Evans, individually, and as surviving spouse of Gilbert Evans of record in Book 8349, page 447, Register's Office for Davidson County, Tennessee, dated May 9, 1991 and recorded on May 10, 1991, and within the same Deed, David R. Kennedy, Trustee conveyed said interest to Geraldene Evans and son, Clarence Edward Evans, as tenants in common with right of survivorship.

The said Geraldene Evans having died on or about July 8, 2004, vesting Clarence Edward Evans as surviving tenant by the entirety. The Estate of Geraldene Evans being administered under Case No. 04P-1532 in the Davidson County Probate Court.

Being the same property conveyed to John P. Brown, III, Trustee by Quitclaim Deed from Clarence Edward Evans, Individually and as Executor for the Estate of Geraldene Evans (see Davidson County Probate Court, Case No. 04P-1532) of record in Instrument No. 20050505-0050578 Register's Office for Davidson County, Tennessee, dated April 26, 2005 and recorded on May 5, 2005, and within the same Deed, John P. Brown, III, Trustee conveyed said interest to Clarence Edward Evans and wife, Elizabeth Cheryl Evans.

Karen Johnson Davidson County
Batch# 1263529 DEEDWARR
04/23/2025 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20250423-0031327

Clarence Edward Evans having since died leaving Elizabeth Cheryl Evans as surviving tenant by the entirety.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 112, being a revision of Plat Book 2900, Page 94, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3096, Page 5, in the Register's Office for Davidson County, Tennessee.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **212 Jacksonian Drive, Hermitage, Tennessee 37076**.

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 23rd DAY OF APRIL, 2025.

Elizabeth Cheryl Evans
Elizabeth Cheryl Evans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH CHERYL EVANS, 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 23rd of April, 2025.

Notary Public
My Commission Expires: 11-3-25
(SEAL)



True Copy Certification

I, **Denise Woods,** 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 23 day of April, 2025.

Denise Woods
Affiant Signature
Date 4/23/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23 day of April, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

