Karen Johnson Davidson County
Batch# 1273605 DEEDWARR
05/15/2025 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $923.89
20250515-0038373

Name and Address of New Owner:
CORNERSTONE HOMES OF TN INC
2019 Woodcliff Drive
Smyrna, TN 37167

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
NEW OWNER

Map & Parcel(s):
043-04-0-040.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **George David Short, and Loretta Carlene Simmons**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **CORNERSTONE HOMES OF TN INC, a Corporation** , hereinafter called the GRANTEE, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 15 on a plan of Scenic View Subdivision in Davidson County, Tennessee according to an unrecorded plan prepared by W.W. Turner Company: Engineers on September 14, 1948, but not of record.

Said Lot is more particularly described as follows:

Starting with a concrete monument at the South end of the return at the Southwest corner of the intersection of Hadley Bend Road and Hickman Street, and running thence the following courses and distances.

In a Southwesterly direction along the Easterly margin of Hickman Street a distance of 568.4 ft. to an iron pin on a line between Lots Numbers 14 and 15 and the point of beginning: thence

In a Southeasterly direction along a line between Lots Numbers 14 and 15 a distance of 245 ft. to an iron pin on a line between Lots Numbers 15 and 23: thence

In a Southwesterly direction along the line between Lots Numbers 15 and 23 a distance of 92.4 ft. to an iron pin on the line between Lots Numbers 15 and 23: thence

In a Northwesterly direction along the line between Lots Numbers 15 and 16 a distance of 246.1 ft. to an iron pin in the Easterly margin of Hickman Street and on a line between Lots Numbers 15 and 16: thence

In a Northeasterly direction along the Easterly margin of Hickman Street a distance of 97 ft. to an iron pin in the Easterly margin of Hickman Street and on a line between Lots Numbers 14 and 15 and the point of beginning.

Being the same property conveyed to George Short and wife, Etta Carlene Short by Deed from The Nashville Industrial Corporation of record in Book 2930, Page 238, Register's Office for Davidson County, Tennessee, dated March 18, 1959 and recorded on August 14, 1959. The said George Short died on December 26, 1990 leaving Etta Carlene Short as the surviving tenant by the entirety. The said Etta Carlene Short died intestate on November 29, 2024 leaving George David Short and Loretta Carlene Simmons as her heirs-at-law as evidenced by Affidavit of Heirship of record in Instrument No. 20250121-0004679, and Instrument 20250515-0038260 Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 113 Hickman Street, Old Hickory, TN 37138

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, his heirs, successors and assigns forever; and we do covenant with the said GRANTEE 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, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, successors 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 our hand this 14 day of May, 2025.

George David Short

Loretta Carlene Simmons

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 14 day of May, 2025, before me personally appeared George David Short and Loretta Carlene Simmons, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 14 day of May, 2025.

Notary Signature
My commission expires: 1/31/2027

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $249,700.00.

Affiant Signature

Subscribed and sown to before me, this the 15th day of May, 2025.

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/2/26

Certification of Recorded Documents

I, Karen Suggs, 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 May 14, 2025.

(AFFIANT) – Karen Suggs

05/14/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 14th day of May, 2025.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY