WARRANTY DEED

Karen Johnson Davidson County
Batch# 1277414 DEEDWARR
05/27/2025 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,303.07
20250527-0041184

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,180.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Billy Tolbert	Liberty FCU	084-11-0-193.00
(NAME)	(NAME)	
2322 Maplecrest Drive	4401 Theater Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Evansville, IN 47715	
(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 considerations, the receipt of which is hereby acknowledged, **Melanie F. Hintemeyer, Personal Representative for The Estate of Ellis Thomas Cannady Docket No. 24P1677, Chancery Court for Davidson County, Tennessee (Probate Division)**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Billy Tolbert, a single man,** hereinafter called the GRANTEE(S), his/her/their assigns, 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 Maplecrest of record in Plat Book 1835, pages 27 and 28, said Register's Office.

Said Lot No. 178 fronts 80 feet on the northerly margin of Maplecrest Drive and extends back 187.7 feet on the easterly line and 208.5 feet on the westerly line to a dead line in the rear, measuring 92 feet thereon.

This conveyance subject to The Plan, with Owner's Certificate, of record in Plat Book 1835, page 27 and 28, said Register's Office, which plan shows a 60 foot minimum building setback line from Maplecrest Drive and 10 foot easement for public utility purposes along rear line(s) and a 2 foot easement for phone leads along the southwesterly front corner of said lot.

Being the same property conveyed to Ellis Thomas Cannady by Warranty Deed from Robert Dale Rader, Sherry Elaine Rader Alexander, Judy Lee Rader Cavender, and Karen Lynn Rader Ford, dated 05/30/2008, of record in Instrument 20080701-0067943, Register's Office for Davidson County, Tennessee.

The said Ellis Thomas Cannady died testate on 08/02/2024, devising subject property to Melanie Hintemeyer, as evidenced in File No. 24P1677, Probate Court Clerk'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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2322 Maplecrest Drive, Nashville, TN 37214
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 16th day of May, 2025.

Estate of Ellis Thomas Cannady Docket No. 24P1677, Chancery Court for Davidson County, Tennessee (Probate Division)

By: Melanie F. Hintemeyer
Melanie F. Hintemeyer, Personal Representative

State of Alabama
County of MADISON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melanie F. Hintemeyer, the personal representative for the estate of Ellis Thomas Cannady, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of May, 2025.

Jody Lynn Pope
Notary Public: My Commission Expires July 12, 2028
My Commission Expires: _____

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

JODY LYNN POPE
Notary Public
Alabama State at Large

True Copy Certification

I, Yvette Meldrum, 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 16, 2025.

Signature
May 16, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this May 16, 2025

Notary's Signature

My Commission Expires: 8.12.28

