Karen Johnson Davidson County
Batch# 1285266 DEEDWARR
06/17/2025 11:56:30 AM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20250617-0047541

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 12-19-2028
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY APRIL SUMRALL MY COMMISSION EXPIRES 12-19-2028

W-C-25-2309

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)
Georgia R. Hull and Harriette Hull Alan Hull and Shirley Hull	Gardner Financial Services, LTD dba Legacy Mutual Mortgage	
(NAME) **2309 Fernwood Dr**	(NAME) 18402 U.S. Highway 281 N. Suite 258	**072-08-0-187.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) San Antonio, TX 78259	
(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, **MICHAEL G. STEWART, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GEORGIA R. HULL, A SINGLE WOMAN, AND HARRIETTE HULL, A SINGLE WOMAN AND ALAN HULL AND SHIRLEY HULL, A MARRIED COUPLE,** 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:

The following lands and property, together with all improvement located thereon, lying in Davidson County, Tennessee, to-wit:

Being Lot No.241 on the Map of Dalewood, Section IV of record in Plat Book 1835, Page 21, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the Northeasterly margin of Fernwood Drive, the common corners of Lots 240 and 241; thence with the line between said lots Northeasterly 170 feet to a point; thence Southeasterly 80.8 feet to a point in the Northwesterly margin of Ravenwood Drive; thence with the margin of said Drive, Southwesterly 145 feet to a concrete monument at the beginning of a curve; thence around said curve, Northwesterly 39.3 feet to a concrete monument in the Northeasterly margin of Fernwood Drive; thence with the margin of said Drive. Northwesterly 55.8 feet to the beginning.

Being the same property conveyed to Michael G. Stewart, as sole owner by Warranty Deed from Ben A. Allen of record in Instrument No. 20060324-0034021 Register's Office for Davidson County, Tennessee, dated March 17, 2006 and recorded on March 24, 2006.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- All matters shown on the Plan of record in Plat Book 1835, Page 21, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1855, Page 223, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 2309 Fernwood Dr, Nashville, Tennessee 37216.

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 10th DAY OF JUNE, 2025.

Michael G. Stewart

Ruth C. Stewart by Michael G. Stewart, Attorney in Fact

Ruth C. Stewart by Michael G. Stewart
Attorney in Fact

Ruth C. Stewart, spouse of Michael G. Stewart, hereby joins in this conveyance and does transfer and convey any and all marital interest Ruth C. Stewart may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL G. STEWART, 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 10th of June, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUTH C. STEWART, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MICHAEL G. STEWART, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL G. STEWART.

Witness my hand and official seal, this the 10th of June, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL G. STEWART, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of RUTH C. STEWART, and who acknowledged he/she/they executed the same as the free act and deed of the said RUTH C. STEWART.

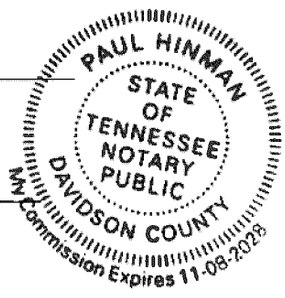
Witness my hand and official seal, this the 10th of June, 2025.

_____

Notary Public

My Commission Expires: _____

(SEAL)



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 10. 2025.

Affiant Signature

16th day of June, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202506170047541