Karen Johnson Davidson County
Batch# 1306078 DEEDWARR
08/05/2025 10:39:30 AM 4 pgs
Fees: $23.00 Taxes: $629.00
20250805-0062030

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38792-07-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $170,000.00. Affiant Subscribed and sworn to before me this 4th day of August, 2025. Notary Public My Commission Expires: 9-5-2028

KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Toccora Stewart 4955 Rawlings Road Joelton, TN 37080	New Owners	Map and Parcel No.: 02100023100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Jeff Howard and Hazel Howard, husband and wife ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Toccora Patrece Stewart, unmarried, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 4955 Rawlings Road, Joelton, TN 37080.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of August, 2025.

GRANTOR:

Jeff Howard

Hazel Howard

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeff Howard and Hazel Howard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of August, 2025.

Notary Public
My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on The Final Plat Amendment of Lot 1 of The Final Plat Rawlings & Johns Subdivision of record in Instrument No. 20250724-0058451, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeff Howard and Hazel Howard, husband and wife, by deed dated November 20, 2015 fronm Nancy Johns Brown (NKA Nancy Johns Winters), Guy D. Johns and Steven W. Johns of record in Instrument No. 20151130-0120119, Register's Office for Davidson County, Tennessee. Corrected by Scrivener's Affidavit of record in Instrument No. 20170119-0006051, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State and County Taxes for the year 2025, which have been prorated and assumed by the Grantee.
2. All matters appearing on the Plan of record as Instrument No. 20250724-0058451, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Holly A. Mason, 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 August 4 2025.

Affiant Signature

8/4/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4 day of Aug 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY