WARRANTY DEED

Karen Johnson
Batch # 1311783
08/19/2025 03 16 28 PM
Fees $13 00 Taxes $1,517 00

Davidson County
DEEDWARR
2 pgs

20250819-0066344

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES 5/8/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Rylan Averie McLaughlin	Old National Bank	018-15-0-015.00
(NAME)	(NAME)	
413 Moncrief Avenue	One Main Street	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Evansville, IN 47708	
(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, I/we William G Stewart and Christine T Stewart, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Rylan Averie McLaughlin and Collins Mclaughlin, 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:

John WIFE and HUSBAND

Land in Davidson County, Tennessee, being the Southerly part of Lot No. 42 on the Revised Map of Moncrief Subdivision of the North part of the Allen Mathis Land and being known also as Lot No. 4 on the Division of the John R. Day property, and described according to said Moncrief Subdivision plan as follows:

Beginning at a point in the northwesterly margin of Moncrief Avenue at the corner of Lot Nos 41 and 42, being a corner of lots 2 and 4 of the Day Plan; thence with the line between said lots, northwesterly 300 feet more or less to a point; thence Southwesterly 185 feet more or less to the line between lots 42 and 43, being the corner of Lots 4 and 5, thence with the line between said lots, southeasterly 316 feet more or less to the margin of Moncrief Avenue; thence with margin of the same, northeasterly 90 feet more or less to the point of beginning

Being the same property conveyed to William G Stewart and Christine T. Stewart, husband and wife by Warranty Deed from S. Aaron Story, an unmarried man, dated 11/05/2021, of record in Instrument No 20211122-0154803, 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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 413 Moncrief Avenue, Goodlettsville, TN 37072
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

File No 2676546
Warranty Deed TN

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 13 day of August, 2025.

William G Stewart

Christine T Stewart

State of California
County of Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William G Stewart and Christine T Stewart, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13 day of August, 2025

Notary Public
My Commission Expires 10.28.27

RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

SHERRY MARIA AMERI
Notary Public - California
Orange County
Commission # 2468600
My Comm Expires Oct 28, 2027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # SM-WR-25-413