WARRANTY DEED

Karen Johnson Davidson County
Batch# 1415234 DEEDWARR
05/04/2026 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20260504-0039478

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-0518

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Andreana Stewart and Timothy Stewart	Andreana Stewart and Timothy Stewart	083-01-0-116.00
(NAME) **930 Sharpe Ave**	(NAME) **930 Sharpe Ave**	
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Nashville, TN 37206**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Twenty-Five Thousand And No/100 Dollars ($325,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHARLES CAUDELL, A MARRIED PERSON,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREANA STEWART AND TIMOTHY STEWART, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Easterly one-half of Lot No. 37 on the Plan of W. H. Hyronemus Addition of record in Plat Book 161, Page 174, in the Register's Office for Davidson County, Tennessee, and described as Lot No. 4 according to an unrecorded survey by Hal R. Swann, Jr., surveyor of the Resubdivision of Lot Nos. 37 and 39 on the Plan of W. H. Hyronemus Addition.

Said Lot No. 4 fronts 50.0 feet on the Southerly side of Sharpe Avenue and runs back between parallel lines 168.0 feet to an alley in the rear.

Being the same property conveyed to Charles Caudell, a married person by Special Warranty Deed from Conseco Finance Servicing Corporation of record in Instrument No. 20020726-0089699, Register's Office for Davidson County, Tennessee, dated July 02, 2002 and recorded on July 26, 2002.

unimproved ☐
This is improved ☑ property, known as 930 Sharpe Ave., Nashville, TN 37206
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable

This Property is not now, nor has it ever been, Grantor's primary marital residence.

Witness our hands this 29th day of April, 2026.

Charles Caudell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at office, this 29th day of April, 2026.

Notary Public
My commission expires: 3-23-27



Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 4-29-26.

Affiant Signature

4-29-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 29 day of April, 2026.

Notary Signature

My Commission Expires: 5-9-26

