WARRANTY DEED

Karen Johnson
Batch # 1479252
10/01/2026 02:27:35 PM
Fees: $13.00 Taxes: $2,923.00

Davidson County
DEEDWARR
2 pgs

20261001-0090721

File #26-DW-4213-O

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $790,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF September, 2026.

Notary Public
MY COMMISSION EXPIRES:

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dalton W. Fouts and Sandra Dalkowska-Fouts	JP Morgan Chase Bank	
(NAME)	(NAME)	
4213 Dakota Avenue	PO Box 78420	**091 16 0G 001.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Phoenix, AZ 85062-8420	
(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,

SUSAN GESSNER STEWART, TRUSTEE OF SUSAN GESSNER STEWART LIVING TRUST,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

DALTON W. FOUTS, AND SANDRA DALKOWSKA-FOUTS, HUSBAND AND WIFE,

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 Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit A, 4211 DAKOTA AVENUE TOWNHOMES, as shown in the Declaration of Covenants, Conditions and Restrictions for 4211 Dakota Avenue Townhomes of record in Instrument Number 20140331-0026392, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Susan Gessner Stewart, Trustee of The Susan Gessner Stewart Living Trust, by Quitclaim Deed from Susan Gessner Stewart, an unmarried woman, of record in Instrument No. 20251112-0089746, in the Register's Office of Davidson County, Tennessee, dated November 10, 2025, and recorded on November 12, 2025.

Being the same property conveyed to Susan Gessner Stewart, by Warranty Deed from Theodore J. Pins, unmarried, of record in Instrument No. 20141222-0116634, in the Register's Office of Davidson County, Tennessee, dated December 19, 2014, and recorded on December 22, 2014.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140331-0026392.
* Charter for 4211 Dakota Avenue Townhomes Homeowners' Association, Inc. recorded as Instrument No. 20140411-0030436.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **4213 Dakota Avenue, Nashville, TN 37209.**

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 29th day of September, 2026.

Susan Gessner Stewart Living Trust

By: Susan Gessner Stewart
Susan Gessner Stewart, Trustee

STATE OF District of Columbia

COUNTY OF District of Columbia

On this 29th day of September, 2026, before me personally appeared Susan Gessner Stewart, Trustee of Susan Gessner Stewart Living Trust, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of September, 2026.

Gina Y. Milligan
Notary Signature
My commission expires: 03/14/2031

