WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 149228 **DEEDWARR**
10/04/2018 02:12:20 PM 2 pgs
Fees: $13.00 Taxes: $651.20

20181004-0098745

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2018

Notary Public

MY COMMISSION EXPIRES: 12/15/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jermeliah A. Berry	New Owner	074 08 0 110.00
(NAME)	(NAME)	
7023 Bonnafair Dr.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Linda Stevens and Charles Stevens Jr., Heirs at Law of Charles Allen Stevens,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jermeliah A. Berry, a single woman,** 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 Lot No. 652 on the Plan of Section Seven, Hermitage Hills, as of record in Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

SAID lot fronts 85 feet on the west side of Bonnafair Drive and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Charles A. Stevens and wife, Shirley B. Stevens by Warranty Deed from Jerry F. Tillman and wife, Elvie J. Tillman, dated 3/28/73 and recorded 3/30/73 in Book 4693, Page 510, Register's Office for Davidson County, Tennessee. The said Shirley B. Stevens (aka Shirley Ann Stevens) died on 5/30/93. The said Charles A. Stevens (aka Charles Allen Stevens) died intestate a resident of Sumner County, Tennessee on 6/27/16. Pursuant to Letter of Administration and Order for Intestate Administration filed 11/29/16 in Docket No. 2016-PR-511 in the Chancery Probate Court for Sumner County, Tennessee, Linda Stevens was appointed as Administrator. The heirs at law are Linda Stevens and Charles Stevens, Jr.

The 2018 taxes have been prorated between the Grantor and the Grantee. All future taxes will be assumed by the Grantee herein

unimproved ☐

This is improved ☑ property, known as 7023 Bonnafair Dr., Hermitage, TN 37076
(House Number) (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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 hands this 28th day of September, 2018.

Linda Stevens

Charles Stevens Jr.

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Stevens and Charles Stevens Jr., the bargainor(s), 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 purposes therein contained.

WITNESS my hand and seal this 28th day of September, 2018.

Notary Public
My Commission Expires: 6/18/19

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-18-2019

File No.: 20181819