Karen Johnson Davidson County
Batch# 432053 DEEDWARR
07/07/2020 02:13:30 PM 4 pgs
Fees: $23.00 Taxes: $795.50
20200707-0073255

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2020.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. 20-7739

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Stephen J. Williams (NAME)	New Owner (NAME)	073-11-0-025.00
979 Wyndham Dr (STREET ADDRESS)	" (STREET ADDRESS)	
Gallatin TN 37066 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Melissa L. Gregory and Michael E. Stowers, Devisees of Estate of Marie Theresa Stowers, a/k/a Theresa D. Stowers and Melissa L. Gregory and Michael E. Stowers, Co-Trustees of The Mark Bryan Stowers Supplemental Needs Trust,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen J. Williams**, HEREINAFTER CALLED THE GRANTEES, 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. 389 on the Plan of Section Five, Sunset View, as of record in Book 2854, Page 20, Register's Office for Davidson County, Tennessee.
SAID Lot No. 389 fronts 110 feet on the north side of Ridgeland Drive, and extends back 321.6 feet on the west line and 320.4 feet on the east line, to a dead line in the rear on which it measures 110 feet.

Being the same property conveyed to John F. Stowers and wife Marie Theresa Stowers by Warranty Deed from Edward T. Miller and wife Jeannie P. Miller as recorded in Book 4158, Page 741, R.O.D.C. John F. Stowers having since died on July 17, 2000, thereby vesting the subject property in Theresa Theresa D. Stowers as surviving tenant by the entirety. Marie Theresa Stowers having since died testate on December 29, 2019. Pursuant to her Last Will and Testament, her devisees are Michael E. Stowers, Melissa L. Gregory and Mark Bryan Stowers. Mark Bryan Stowers' share of the estate was to be held under the Mark Bryan Stowers Supplemental Needs Trust., where Michael E. Stowers and Melissa L. Gregory are to serve as Co-Trustees.

Marie Theresa Stowers is also known as Theresa D. Stowers
John F. Stowers is also known as John Franklin Stowers

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to all existing easements and all other matters shown on plat of record in Book 2843, Page 20, Register's Office for Davidson County, Tennessee

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2320 Ridgeland Drive, Nashville, TN 37214.

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. Whenever 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 30th day of June, 2020.

Estate of Marie Theresa Stowers, a/k/a Theresa D. Stowers

By: Melissa L. Gregory Devisee
Melissa L. Gregory, Devisee

By: Michael E. Stowers Devisee
Michael E. Stowers, Devisee

The Mark Bryan Stowers Supplemental Needs Trust

By: Melissa L. Gregory Co-Trustee
Melissa L. Gregory, Co-Trustee

By: Michael E. Stowers Co Trustee
Michael E. Stowers, Co-Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 30th day of June, 2020, before me personally appeared Melissa L. Gregory and Michael E. Stowers,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 30th day of June, 2020.

Notary Signature
My commission expires: 6/2019

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Sumner }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Melissa L. Gregory and Michael E. Stowers, Co-Trustee of The Mark Bryan Stowers Supplemental Needs Trust, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being

authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of June, 2020.

Notary Signature

My commission expires: 6/2021

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

