Karen Johnson Davidson County
Batch# 470041 DEEDWARR
09/04/2020 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $662.30
20200904-0101016

WARRANTY DEED

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2020.

Carol M Holmes
Notary Public

MY COMMISSION EXPIRES: 2/19/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Zane Chester, a single man 209 Summit Ridge Drive Nashville, TN 37215	Same	131-05-0B-209.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **C. Turney Stevens, Jr. and Alice Stevens, Trustees of The Turney & Jeanne Stevens Family Trust dated December 20, 2012**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Zane Chester, a single man**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 209 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the common elements appurtenant to each of said units, as set forth in the Master Deed for Four Seasons Condominium, of record in Book 6841, Page 349, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to C. Turney Stevens, Sr by Warranty Deed from CNT 19 Development Company, Ltd., a Tennessee limited partnership, dated 10/23/1986 and recorded 10/23/1986, of record in Book 7017, Page 856, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Jeanne M. Stevens by Quit Claim Deed from C. Turney Stevens, Sr, dated 12/30/1996 and recorded 12/30/1996, of record in Book 10304, Page 399, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to C. Turney Stevens, Sr., C. Turney Stevens, Jr., and Alice Stevens, Trustees of The Turney & Jeanne Stevens Family dated 12/20/2012 by Quit Claim Deed from Jeanne M. Stevens, dated 12/21/2012 and recorded 12/26/2012, of record in Instrument

201212260119007, Register's Office for Davidson County, Tennessee. And amended by Scrivener's Affidavit of Record in Instrument number 20121226-0119007.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 209 Summit Ridge Drive, Nashville, TN 37215

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.

Witness my/our hand(s) this the 31st day of August, 2020.

The Stevens Family Trust

BY: _____
C. Turney Stevens, Jr.
Trustee

BY: _____ Trustee
Alice J. Stevens
Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

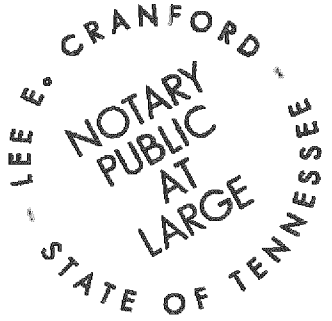
Before me, the undersigned authority, a Notary Public within and for the State and County, appeared C. Turney Stevens, Jr. and Alice J. Stevens, trustee of The Turney & Jeanne Stevens Family Trust dated December 20, 2012, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 31st of August, 2020.

_____
Notary Public

My Commission Expires: 11/6/2023

(SEAL)



True Copy of Certification

I, Bonnie Curry, do hereby make oath that I am a licensed attorney and/or 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 executed and authenticated according to law.

Bonnie Curry

State of Tennessee

County of Williamson

Personally appeared before me, Carol M. Holmes, a notary public for this county and state, Bonnie Curry, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Carol M. Holmes, Notary Public

My commission expires on 2/19/24

