THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930422**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $495,000.00. Affiant Subscribed and sworn to before me, this 29th day of September, 2020. Notary Public My Commission Expires:

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

Karen Johnson Davidson County
Batch# 487745 DEEDWARR
10/01/2020 02:17:46 PM 2 pgs
Fees: $13.00 Taxes: $1,831.50

20201001-0113645

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Laura Hudson McAlister and Barry Edward McAlister 461 Summit Oaks Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 128-16-0B-094.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patricia A. Stefanik, Trustee of the Patricia A. Stefanik Revocable Trust created January 21, 2014** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laura Hudson McAlister and Barry Edward McAlister, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 89, as shown on the map entitled Summit Oaks Phase Five, a Planned Unit Development, of record in Instrument No. 20040112-0004660, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RICHARD G. STEFANIK AND WIFE, PATRICIA A. STEFANIK, by deed from FRENCH RIVER DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20060117-0005821 , dated January 16, 2006, said Register's Office.

RICHARD G. STEFANIK died on or about January 16, 2020, leaving PATRICIA A. STEFANIK as the surviving tenant by the entirety. PATRICIA A. STEFANIK conveyed her interest to PATRICIA A. STEFANIK, TRUSTEE OF THE PATRICIA A. STEFANIK REVOCABLE TRUST CREATED JANUARY 21, 2014 by deed of record in Instrument No. 20200219-0018149, dated February 12, 2020, said Register's Office.

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 record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 128-16-0B-094.00 CO.

Matters shown on the Plan of record in Instrument No. 20040112-0004660, said Register's Office. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20020214-0019518 and in Instrument No. 20040116-0006770, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20030520-0068720, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-SB-VRES-20461

This is improved property located at 461 Summit Oaks Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of September, 2020.

The Patricia A. Stefanik Revocable Trust created January 21, 2014

Patricia A. Stefanik TRUSTEE

By: Patricia A. Stefanik, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia A. Stefanik, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of The Patricia A. Stefanik Revocable Trust created January 21, 2014, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of September, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022