THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 487845 DEEDWARR
10/02/2020 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20201002-0113796

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Ellen Taylor Turley 2626 Nashboro Boulevard Nashville, TN 37217	New Owner	135-12-0E-277.00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jennifer Claire Stephenson, formerly known as Jennifer Kernan, and husband, James Josiah Stephenson**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Ellen Taylor Turley** single woman, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 277, on the Plan of Nashboro Village at Fairway Pointe, Tract 21, Phase II, of record in Plat Book 4660, Page 159, and as shown on Amendment to Restrictions of record in Instrument No. 20050222-0018814, 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 Jennifer Kernan, an unmarried woman, by Warranty Deed from Erica Brook McManus, unmarried, of record on November 30, 2016, at Instrument No. 20161130-0125713, Davidson County Register of Deeds. Jennifer Kernan is now married to James Josiah Stephenson, and is now known as Jennifer Claire Stephenson. James Josiah Stephenson joins only to convey his marital interest.

This is property commonly known as 2626 Nashboro Boulevard Nashville, TN 37217.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 30 **day of September, 2020:**

Jennifer Claire Stephenson, formerly known as Jennifer Kernan

James Josiah Stephenson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer Claire Stephenson and James Josiah Stephenson,** the bargainors, 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 the purposes therein contained.

Witness my hand and official seal, this 30 day of September, 2020:

Notary Public

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/31/2022

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$225,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 30th DAY OF September, 2020.

Notary Public

My Commission Expires: _____

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

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021