Karen Johnson Davidson County
Batch# 509199 DEEDWARR
11/05/2020 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $620.90
20201105-0129696

35837

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,810.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: October 2, 2023
(AFFIX SEAL)

STACY L. THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

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)
Robert Sims and Audrey Charles Sims 405 Summit Ridge Nashville, TN 37205	First Horizon 12196 Metro Pkwy STE 2 Ft. Myers, FL 33966	131-05-0B-405.00

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 **Robert Sims and Audrey Charles Sims, As Joint Tenants with Right of Survivorship**, 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, beingUnit No. 405 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 establishing Four Seasons, a 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., C. Turney Stevens, Jr., and Alice Stevens, Trustees of The Turney & Jeanne Stevens Family Trust dated December 20, 2012 by Quitclaim Deed from Jeanne M. Stevens, dated 12/21/2012 and recorded 12/26/2012, of record in Instrument 201212260119007 and Scrivener's Affidavit of Correction of record in Instrument 202008210094356, Register's Office for Davidson County, Tennessee.

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: 405 Summit Ridge, Nashville, TN 37205

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

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 30th day of October, 2020.

The Stevens Family Trust

BY: C Turney Stevens, Jr., Trustee

C. Turney Stevens, Jr., Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Turney Stevens, Jr., 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 30th of October, 2020.

Notary Public

My Commission Expires: 11/6/2023

(SEAL)

LEE E. CRANFORD - NOTARY PUBLIC AT LARGE - STATE OF TENNESSEE

The Stevens Family Trust

BY: Alice Stevens, Trustee

Alice Stevens, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Alice 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 28th of October, 2020.

Notary Public

My Commission Expires: 11/6/2023

(SEAL)

LEE E. CRANFORD - NOTARY PUBLIC AT LARGE - STATE OF TENNESSEE

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

