Karen Johnson Davidson County
Batch# 521725 DEEDWARR
11/25/2020 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20201125-0138459

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $299,900.00

Affiant

Subscribed and sworn to before me, this 19th day of November 2020

Notary Public

My commission expires: 9/7/21

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kirschten T. Roberts	**FIRSTBANK**	**062020B05500CO**
2849 Paddle Wheel Drive	**318 SEABOARD LANE SUITE 205**	
Nashville, TN 37214	**FRANKLIN, TN 37067**	

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 HEREBY ACKNOWLEDGE, WE,

Joseph C. Stephens and Lauryn S. Stephens, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kirschten T. Roberts, an unmarried woman

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 133, on the Plan of Abbington Park, Phase One, Section Two, as shown on plat of record in Instrument No. 20030922-0139712, and amended in Instrument No. 20031006-0146904, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joseph C. Stephens, an unmarried man, and Lauryn Sandefur, an unmarried woman, tenants in common with full right of survivorship, by Warranty Deed from Emily Downs, unmarried, dated July 15, 2015, of record in Instrument No. 20150716-0069202, Register's Office for Davidson County, Tennessee.
Joseph C. Stephens and Lauryn Sandefur nka Lauryn S. Stephens conveyed subject property to Joseph C. Stephens and Lauryn S. Stephens, by Quitclaim Deed, dated August 7, 2017, of record in Instrument No. 20170814-0083038, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 2849 Paddle Wheel 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 in 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.

Joseph C. Stephens Date: 11/19/2020

Lauryn S. Stephens Date: 11/19/2020

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Joseph C. Stephens and Lauryn S. Stephens, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of November 2020.

NOTARY PUBLIC

My Commission Expires: 9/7/21

MARK S. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, KRISTEN TRAINI, 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, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

JANE FITCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY