WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $550,000.00.

Affiant

Subscribed and sworn to me this 12th day of February, 2021.

NOTARY PUBLIC

My Commission Expires: 7/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 578796 DEEDWARR
02/25/2021 11:56:55 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00

20210225-0023921

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Peter Weiss, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #34199

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John H. Stevens and Lisa J. Stevens 118 Coachmans Road Madison, MS 39110	New Owners	115-02-070.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SCA 33 Properties, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **John H. Stevens and Lisa J. Stevens, husband and wife,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 156 on the Plan of Crest Meade Subdivision of record in Book 2331, page 150, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 156 fronts 105.8 feet on the southwesterly side of Sparta Road and runs back 325 feet on the northwesterly line and 383 feet on the southeasterly line to a dead line measuring 185 feet thereon.

Being the same property conveyed to SCA 33 Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Mary Lynn Vaughn, John Alan Vaughn, Joseph Robert Vaughn, David Lee Vaughn, and Mary Lynn Vaughn and Joseph Robert Vaughn, Trustees of the Stephen Andrew Vaughn Trust of record on April 7, 2014 as Instrument No. 20140407-0029036, Register's Office for Davidson County, Tennessee.

Return to:
Ready Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-VRES-201129

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records.

2. All Matters appearing on plan of record in Book 2331, page 150, Register's Office for Davidson County, Tennessee. Said plan shows and Owner's Certificate, certain notes, easements, and set back lines.

3. Articles of Organization of SCA 33 Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20140327-0025186, Register's Office for Davidson County, Tennessee.

4. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1129 Sparta Road, 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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, that is has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 12th day of February, 2021.

SCA 33 Properties, LLC, a Tennessee limited liability company

BY: Katherine Asbury Lohr

Katherine Asbury Lohr
ITS: Authorized Agent

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Katherine Asbury Lohr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged herself to be the Authorized Agent of SCA 33 Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of SCA 33 Properties, LLC, a Tennessee limited liability company, by herself in her capacity as said Authorized Agent.

Witness my hand and official seal this 12th day of February, 2021.

NOTARY PUBLIC

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

My Commission Expires: 9-15-2021