Karen Johnson Davidson County
Batch# 581150 DEEDWARR
03/02/2021 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20210302-0026055

	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is $430,000.00 Affiant Subscribed and sworn to before me, this 12 day of February, 2021. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Marcus A. Evans **Chamel L. Evans**	NEW OWNER	**109-04-0-A-027.00 CO**
2024 Towering Oaks Dr		
Hermitage, TN 37076		

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,

Jon M. Stephens, married, and Rebecca W. Stephens, wife

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

Marcus A. Evans and Chamel L. Evans, husband and wife

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 No. 51 on the Plan of Towering Oaks, Phase One, as shown on the plan of record in Instrument No. 20071127-0137704, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jon M. Stephens, married, and Rebecca W. Stephens, wife, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated March 4, 2011, of record in Instrument No. 20110308-0018421, 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 2024 Towering Oaks Dr, Hermitage, TN 37076.

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.

J M S Date: 2-12-2021
Jon M. Stephens

Rebecca W. Stephens Date: 2/12/2021
Rebecca W. Stephens

STATE OF AL

COUNTY OF Madison

Personally appeared before me, a Notary Public of said County and State, Jon M. Stephens and Rebecca W. 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 12 day of Feb, 2021.

Michele Gary-Hunt
NOTARY PUBLIC

My Commission Expires: 10.1.2022

NOTARY PUBLIC
MICHELE GARY-HUNT
ALABAMA, STATE AT LARGE
My Commission Expires October 1, 2022

True Copy Certification

I, **Jennifer L. Pennell**, 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 Williamson

Personally appeared before me, **Katherine Warren**, a notary public for this county and state, **Jennifer L. Pennell** 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: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022