Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0160

Karen Johnson Davidson County
Batch# 621294 **DEEDWARR**
04/23/2021 08:45:21 AM 2 pgs
Fees: $13.00 Taxes: $802.90

20210423-0054406

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 217,000.00

Kim Draves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20th day of April, 2021

Karen R Johnson
Notary Public

Commission Expires: 11-21-22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Quintin Robinson 107 Claiborne Street Nashville, TN 37210	Regions Mtg. 2050 Pkwy Office Cir RCN-4 Birmingham, AL 35244	093-16-0-062

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,
Theresa Stevenson, Administrator of the Estate of Renetta Stevenson and Theresa Stevenson, Ronnie Stevenson, Frank Stevenson and Shameka Stevenson-Caldwell as the heirs at law of Renetta Stevenson
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Quintin Robinson, a married man
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 the southerly 12 ½ feet of Lot No. 93 and all of Lot No. 94 on the Plan of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee. Said Lot No. 94 and part of Lot No. 93 front 47 ½ feet on the easterly side of Claiborne Street and run back between parallel lines 165 feet to an alley.

BEING the same property conveyed to Renetta Stevenson, unmarried, by Warranty Deed from Metropolitan Development and Housing Agency, dated 11/3/1997 and recorded 11/10/1997 in Book 10677, Page 665, in the Register's Office of Davidson County, Tennessee.Renetta Stevenson having since died September 28, 2014. Theresa Stevenson was appointed Administrator for the Estate. Order to Open Estate and to Approve Buyer and Sales Agreement, filed in Docket No.21P-737, Probate Court of Davidson County, Tennessee. Heirs at Law of Renetta Stevenson are Theresa Stevenson, Ronnie Stevenson, Frank Stevenson and Shameka Stevenson.

Affidavits of Heirship of record in Instrument No. 20210423-0054404 and Instrument No. 20210423-0054405 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 107 Claiborne Street Nashville, TN 37210.

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 so 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 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of April, 2021.

Estate of Renetta Stevenson

By: _____
Theresa Stevenson, Administrator

By: _____
Theresa Stevenson

By: _____
Ronnie Stevenson

By: _____
Frank Stevenson

By: _____
Shameka Stevenson-Caldwell

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Theresa Stevenson, Administrator of the Estate of Renetta Stevenson,** 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 at Hendersonville, Tennessee this 20th day of April, 2021.

_____
Notary Public
My Commission Expires: 8·20·24

(Notary Seal)

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Theresa Stevenson, Ronnie Stevenson, Frank Stevenson, and Shameka Stevenson-Caldwell,** 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 at Hendersonville, Tennessee this 20th day of April, 2021.

_____
Notary Public
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