Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 627489 DEEDWARR
05/03/2021 12:30:18 PM 2 pgs
Fees: $13.00 Taxes: $629.00

20210503-0059035

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$170,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES NOVEMBER 3, 2022

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)
Haley Beth Sweet, Trustee 9112 Beverlywood St. Los Angeles, CA 90034	New Owner	131-05-0B-323.00

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, Successor 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 **Haley Beth Sweet, Trustee of the Haley Beth Sweet Living Trust dated 7/21/2019**, 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 lying in Davidson County, Tennessee, more particularly described as follows:

Unit No. 323 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., by Warranty Deed from CNT 19 Development Company, LTD., a Tennessee limited partnership dated 10/23/1986 and recorded 10/23/1986, of record in Book 7017, Page 856, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Jeanne M. Stevens by Quitclaim Deed from C. Turney Stevens, Sr., dated 12/30/1996 and recorded 12/30/1996, of record in Book 10304, Page 399, 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 20121226-0119007, as affected by Scrivener's Affidavit of record in Instrument 20200821-0094356, Register's Office for Davidson County, Tennessee.

The said C. Turney Stevens, Sr. died on 06/29/2016, leaving the said C. Turney Stevens, Jr. and Alice Stevens as Successor Trustees.

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 known as: 323 Summit Ridge Circle, Nashville, TN 37215

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 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 28th day of April, 2021.

C. Turney Stevens Jr., 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 C. Turney Stevens Jr. and Alice Stevens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the Trustees of The Turney & Jeanne Stevens Family Trust Dated December 20, 2012, the within named bargainor, and that they as such Trustees being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said C. Turney Stevens Jr. and Alice Stevens as such Trustees.

Witness my hand and official seal, this the 28th of April, 2021.

Notary Public

My Commission Expires: 11/6/2023

