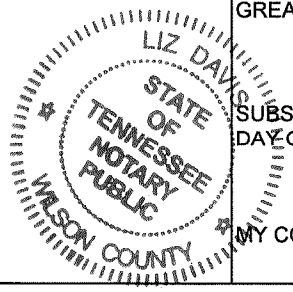
WARRANTY DEED

Karen Johnson Davidson County
Batch# 643312 DEEDWARR
05/24/2021 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20210524-0070292



STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-8-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy Dobbins	Timothy Dobbins	
(NAME)	(NAME)	
1009 Carnation Dr	1009 Carnation Dr	05308016100
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167	Smyrna, TN 37167	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Stevens Homes, LLC, a Tennessee limited liability company** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Timothy Dobbins**, hereinafter called the GRANTEE, his 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. 3, Block 16, on the Plan of Dabbs & Elliot Subdivision, as shown on plat of record in Plat Book 547, Page 127, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to **Stevens Homes LLC, a Tennessee limited liability company** by Warranty Deed from Dwight Lamar Bradley, Executor for the Estate of Samie Don Jackson Bradley, deceased, dated 03/06/2019 and recorded 03/13/2019, of record in Instrument 201903130023044, Register's Office for Davidson County, Tennessee.

Being the same property conveyed **to Stevens Homes LLC, a Tennessee Limited Liability Company** by Quitclaim Deed from Stevens Homes LLC, a Tennessee Limited Liability Company, dated 05/16/2019 and recorded 05/24/2019, of record in Instrument 201905240049557, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 547, Page 127, in the Register's Office for Davidson County, Tennessee. Notice of Completion of record in Instrument 202105040059414, Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved

This is improved ☒ 306 26th Street, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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.

Effective the **20th day of May, 2021**

Stevens Homes, LLC

By: _____ member

Terry D Stevens, Member

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Terry D Stevens** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the **Member** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said **Terry D. Stevens**, as such .

Witness my hand and Official seal this 20th day of May, 2021.

Liz Davis

Notary Public:
My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 3-8-2025

