When recorded, return to:
Tennessee Nations Title Agency, Inc.
404 BNA Drive
Building 200 - Suite 310
Nashville, TN 37217
File Number: 21NT01263

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-12061-LV

Karen Johnson Davidson County
Batch# 657807 DEEDWARR
06/16/2021 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20210616-0081349

STATE OF TENNESSEE
COUNTY OF Davidson

Lauren Deckman
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of June, 2021.

Notary Public
My Commission Expires: 1/6/25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shawn Destry Stevens 923 Patio Drive Nashville, TN 37214	Shawn Destry Stevens 923 Patio Drive Nashville, TN 37214	108 03 0A 045.00

WARRANTY DEED

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, Laura Presnell, a single person**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Shawn Destry Stevens, a single man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

All that certain parcel of land situate in the County of Davidson and State of Tennessee being known and designated as follows: Being Unit No. 45, Lot 27, on The-Plan of Phase Two, Condominium Site Plan, Section Three, Patio Villa, of record in Plat Book 5200, Page 495, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Laura Presnell, a (an) single person, by Special Warranty Deed from Wilmington Savings Fund Society, FSB, doing business as Christiana trust, not in its individual capacity but solely as trustee for BCAT 2014-4TT, of record in Instrument No. 20151013-0103990, in the Register's Office of Davidson County, Tennessee, dated September 23, 2015 and recorded on October 13, 2015.

☒ This is improved property located at: **923 Patio Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year **2021** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF; Grantor has executed this instrument on this 8th day of June, 2021.

GRANTOR:

Laura Presnell

Laura Presnell

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Laura Presnell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of June, 2021.

Notary Public
My Commission expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Shawn Stevens **, do hereby make oath that I am a license attorney and/or 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 Davidson

Personally appeared before me Cortney Jacks**, a notary public for this county and state,** Shawn Stevens **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: 5/7/24

Notary's Seal (If on paper)

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024