Karen Johnson Davidson County
Batch# 668226 DEEDWARR
06/30/2021 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $654.90
20210630-0088573

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$177,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2021

Notary Public

MY COMMISSION EXPIRES: 11.8.21
(AFFIX SEAL)

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

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)
Briana Clarie Sircy 315 Summit Ridge Cir Nashville, TN 37215	New owner	131-05-0B-315.00

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, Trustees of The Turney and 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 **Briana Claire Sircy, single woman**, 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 in Davidson County, Tennessee, being Unit No. 315, 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, amended in Book 6847, Page 122, 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 12/20/2012 and recorded 12/21/2012, of record in Instrument 201212210117811, 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 by Quit Claim Deed from Jeanne M.

Stevens, dated 12/21/2012 and recorded 12/26/2012, of record in Instrument 201212260119007, and Scrivener's Affidavit of Correction of record in Instrument 202008210094356, 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 of The Turney & Jeanne Stevens Family Trust UAD December 20, 2012 as evidenced in Certificate of Trust of record in Instrument 202011240138019, Register's Office for Davidson County, Tennessee.

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: 315 Summit Ridge Cir, 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 25th day of June, 2021.

The Turney and Jeanne Stevens Family Trust

By: C Turney Stevens, Jr., Trustee
C. Turney Stevens, Jr., Trustee

By: Alice Stevens, 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 aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the Trustees of The Turney and Jeanne Stevens Family Trust dated December 20, 2012, the within named bargainor, a Trust, 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 25th of June, 2021.

LEE E CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 11/6/2023

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212