THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210635659

Karen Johnson Davidson County
Batch# 669526 DEEDWARR
07/01/2021 11:12:22 AM 2 pgs
Fees: $13.00 Taxes: $4,402.04

20210701-0089262

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,189,741.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2021.

Notary Public
My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Anne E. Aaron-Lyle 5010 Dakota Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091-15-0-240.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles T. Stevens,, III and spouse, Jennifer Anne Bowers n/k/a Jennifer Bowers Stevens,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Anne E. Aaron-Lyle , single**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Block No. 17 of the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, and described as follows, to-wit:

Beginning at the Northeast corner of 51st Avenue North and Dakota Avenue; thence Eastwardly 60 feet along the margin of Dakota Avenue; thence between parallel lines 150 feet to an alley, one of the parallel lines being the margin of 51st Avenue North.

Being the same property conveyed to Charles T. Stevens, III and spouse, Jennifer Anne Bowers by Warranty deed from Joseph Alexander Harwell and wife, Susan Harwell of record in Instrument No. 20130102-0000299 Register's Office for Davidson County, Tennessee, dated December 21, 2012 and recorded on January 02, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 18, Register's Office for Davidson County, Tennessee.

This is improved property located at 5010 Dakota Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 30th day of June, 2021.

Charles T. Stevens,, III

Jennifer Bowers Stevens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles T. Stevens,, III and Jennifer Bowers Stevens, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2021.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022