Karen Johnson Davidson County
Batch# 669785 DEEDWARR
07/01/2021 02:11:55 PM 2 pgs
Fees: $13.00 Taxes: $555.00
20210701-0089497

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$150,000.00**

Affiant

Subscribed and sworn to before me, this the 25th day of June, 2021.

Notary Public

My commission expires:
(AFFIX SEAL)

STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Growing Home, LLC	**"NEW OWNER"**	**081-11-0-402.00**
5625 King Trail		
Corpus Christi, TX 78414		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ryan Scott Stephens and Maleah Stephens, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Growing Home, LLC, a Texas limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 270 on the Plan of D. T. McGavock and Others Addition of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot fronts 50 feet on the west side of Alberts Avenue and extends back between parallel lines 170 feet to a 16 foot alley.

Being all of the same property conveyed to George W. Johnson, an unmarried man, by Deed dated March 3, 1982, from Orrin W. Rucker, Joseph C. Rucker and Annie M. Dotson of record in Book 5857 Page 577, Register's Office for Davidson County, Tennessee. The said property was further divested from George W. Johnson and vested in Ryan Scott Stephens by Final Decree Confirming Tax Sale, Chancery Court for Davidson County, Tennessee, dated March 27, 2015, of record in Instrument No. 20160408-0033884, Register's Office for Davidson County, Tennessee. George W. Johnson having died intestate on May 12, 2012. A Small Estate was administered in Docket No. 12P-770, Probate Court for said county. By Affidavit of Heirship of record in Instrument No. 20160912-0095828, Rodney Peoples was the only heir-at-law of George W. Johnson, also known as George Wayman Johnson. The said property was further conveyed to Ryan Scott Stephens by Quitclaim Deed dated August 10, 2016, from Rodney Peoples of record in Instrument No. 20161201-0126031, and further conveyed to Ryan Scott Stephens and Maleah Stephens, husband and wife holding title as tenants by the entirety, by Quitclaim Deed dated August 18, 2017, from Ryan Scott Stephens of record in Instrument No. 20170818-0085252, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 21, Page 41, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-SBC-21-1531

This is improved property known as 1537 14th Ave N, Nashville, TN 37208.

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 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 25th day of June, 2021.

Ryan Scott Stephens

Maleah Stephens

STATE OF TENNESSEE)
COUNTY OF DAVDISON)

Personally appeared before me, a Notary Public of said County and State, **Ryan Scott Stephens and Maleah Stephens,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **June, 2021.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY