Karen Johnson Davidson County
Batch# 689255 DEEDWARR
08/03/2021 09:58:45 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20210803-0104057

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Derek R Evans
6921 Sunnywood Dr
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Simmons Bank
4220 N. Rodney Parham RD, Ste 300
Little Rock, AR 72212

MAP	**173-09**
GROUP	**A**
PARCEL	**143.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert Lee Stokes, III and Lilly L. Stokes, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Derek R Evans and Mary H. Evans, husband and wife**, 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. 213 on the Plan of Lenox Village II, Section One, a Planned Unit Development, as shown by plat and survey of record in Instrument No. 20030106-0001756, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert Lee Stokes, III by deed from PNC Bank National Association of record in Instrument No. 20130605-0056702, Register's Office for Davidson County, Tennessee.

*Lilly L. Stokes, spouse of Robert Lee Stokes, III, hereby joins in this conveyance transferring all her right, title and interest in said property, marital or otherwise.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2021 and subsequent years.

This is **improved** property known as **6921 Sunnywood Dr, Nashville, Tennessee 37211.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the 30 day of **July, 2021.**

Robert Lee Stokes, III

Lilly L. Stokes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert Lee Stokes, III and Lilly L. Stokes, husband and wife**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of July, 2021.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 6/21/2025

THOMAS I. BOTTORFF
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $450,000.00.

AFFIANT

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

M. Catherine Clearwaters
NOTARY PUBLIC

My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY