WARRANTY DEED

Karen Johnson Davidson County
Batch# 700517 **DEEDWARR**
08/18/2021 03:11:30 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20210818-0112016

J-SB-API-21-1009

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tracy Stephens and Julie Stephens	**New Owner**	
(NAME) **7101 Hardwood Lane**	(NAME)	**70-7-30.00**
(ADDRESS) **College Grove, TN 37046**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHEN C. IVEY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TRACY STEPHENS AND WIFE, JULIE STEPHENS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 200 feet of the easterly 50 feet of Lot 23 on the Map of J.S Spurlock Lands, not of record, according to a survey made by Erle Drake, County Surveyor, April 21, 1925, as follows:

Beginning in the center of Alice Avenue at the common corner of Lots Nos. 23, 24, 31 and 32, being 300 feet west of the westerly margin of Buena Vista Pike; thence with the line between Lot Nos. 23 and 24 northwardly 200 feet; thence westwardly 50 feet; thence southwardly 200 feet to the center of Alice Avenue; thence with the center of said Avenue, eastwardly 50 feet to the beginning.

Being the same property conveyed to Stephen C. Ivey by Quitclaim Deed from Howard A. Fagelman recorded August 27, 2008 in Instrument No. 20080827-0088047, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Howard A. Fagelman, unmarried, by Warranty Deed from the Estate of Myrtle Murphy recorded August 18, 2005 in Instrument No. 20050818-0098313, Register's Office for Davidson County, Tennessee.

Note: Said property was sold to Nashville Comfort LLC by Report of Sale from Maria M. Salas, Clerk and Master, recorded December 19, 2019 in Instrument No. 20191219-0131246, Register's Office for Davidson County, Tennessee. (File No. 19-360-IV of the Chancery Court for Davidson County, Tennessee.) Per Clerk and Master, the Final Decree of Sale was entered in the Chancery Court on January 28, 2020. Stephen C. Ivey subsequently redeemed the property. The Final Decree of Sale and the Decree of Redemption are not of record in the Register's Office for Davidson County, Tennessee.

Decree of Redemption Recorded in Instrument No: 20210722-0098326 in the Register's Office for Davidson County , Tennessee on February 4, 2021.

This conveyance is subject to:
- Subject to 2021 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1009 Alice Street, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 16th DAY OF AUGUST, 2021.

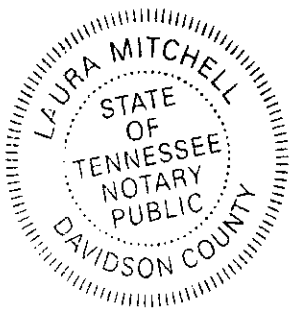
Stephen C. Ivey by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STEPHEN C. IVEY, and who acknowledged he/she/they executed the same as the free act and deed of the said STEPHEN C. IVEY.

Witness my hand and official seal, this the 16th of August, 2021.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212