WARRANTY DEED

Karen Johnson Davidson County
Batch# 726185 **DEEDWARR**
09/29/2021 10:32:51 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20210929-0130799

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/13/24
(AFFIX SEAL)

KAYLA TABOR NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Megan Kelsey Rushing	New Owner	136-15-0-043.00-000
(NAME)	(NAME)	
2921 Nautilus Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Mark D. Stevens and Caroline S. Stevens*, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Megan Kelsey Rushing, a single woman,** hereinafter called the Grantee, her 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. 18 on the Plan of Plat of Harbour Town Village, Section Two of record in Plat Book 4675, Page(s) 146 and 147, as amended in Instrument No. 20110411-0027745, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Samuel A. Thomas, an unmarried man, and Taylor M. Bay, an unmarried woman, as joint tenants with right of survivorship, By Warranty Deed from John F. Pratt and Marie E. Pratt, husband and wife dated April 10, 2019 recorded April 12, 2019, of record as Instrument No. 20190412-0033639 Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Mark D. Stevens, by Warranty Deed from Samuel A. Thomas, an unmarried man, and Taylor M. Bay, an unmarried woman, dated April 20, 2020 recorded April 22, 2020, of record as Instrument No. 20200422-0042215, Register's Office for Davidson County, Tennessee.

*Caroline S. Stevens joimns in this conveyance of subject property for the purpose of conveying and and/or all right, title and interest, if any, she may have in and to the said property by virtue of marriage to Mark D. Stevens.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved ☒ property, known as 2921 Nautilus Drive, Nashville, TN 37217

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, her heirs and assigns forever; and we do covenant with the said Grantee 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, her 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 27th day of September, 2021.

Mark D. Stevens

Caroline S.. Stevens

STATE OF NC
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark D. Stevens and Caroline S. Stevens, 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, this the 27th day of September, 2021.

Notary Public

My Commission Expires: 3/10/2024

STEVEN GREEN
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires 3/10/2024