WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$9,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 02/07/24
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 728999 DEEDWARR
10/01/2021 02:52:47 PM 2 pgs
Fees: $13.00 Taxes: $33.30

20211001-0132554

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Katherine Mumphrey and Kenneth Mumphrey and James Slaughter 204 New Sawyer Brown Rd. Nashville, TN 37221	NEW OWNER	11400020100

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **C. Turney Stevens, Jr. and Alice Stevens, as Successor Trustees of The Turney & Jeanne Stevens Family Trust UAD December 20, 2012**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Katherine Mumphrey and Kenneth Mumphrey, wife and husband, and James Slaughter,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Tolbert Road 62x 100 x IR North of Tolbert Road East of Old Hickory Boulevard Field Book Number 8D 43530 Map and Parcel Number 114-201.

Being the same property conveyed to C. T. Stevens by Final Decree Confirming Sale of the Chancery Court, Part I, Davidson County, Tennessee, entered November 19, 1976, T. M. B. 10, Page 499, and of record in Book 5716, Page 373, Register's Office for Davidson County, Tennessee.

C. Turney Stevens, Sr. and C. T. Stevens are one and the same person.

Being a portion of the same property conveyed to Jeanne M. Stevens by Quitclaim deed from C. Turney Stevens, Sr. of record in Instrument No. 20121221-0117811 Register's Office for Davidson County, Tennessee, dated December 20, 2012 and recorded on December 21, 2012.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 28-P-21-0

Being a portion of the same property conveyed to C. Turney Stevens Sr., C. Turney Stevens Jr., and Alice Stevens Trustees of The Turney and Jeanne Stevens Family dated December 20, 2012 by Quitclaim deed from Jeanne M. Stevens of record in Instrument No. 20121226-0119007 Register's Office for Davidson County, Tennessee, dated December 21, 2012 and recorded on December 26, 2012, and Scrivener's Affidavit of Correction, Recorded in Instrument No. 20200821-0094356.

The said C. Turney Stevens, Sr. died on 6/29/2016, leaving the said C. Turney Stevens, Jr. and Alice Stevens, as Successor Trustees of The Turney & Jeanne Stevens Family Trust UAD December 20, 2012, as evidenced in Certificate of Trust of record in Instrument 202011240138019 and Instrument 202101070003488, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☒ improved ☐ property known as: 0 Tolbert Road, Nashville, TN 37209

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 we do covenant with 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 the 29th day of September, 2021.

The Turney & Jeanne Stevens Family Trust

BY: _____
C. Turney Stevens, Jr., Trustee

BY: _____, Trustee
Alice Stevens, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared C. Turney Stevens, Jr. and Alice Stevens, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the Trustees of The Turney & Jeanne Stevens Family Trust, the within named bargainor, a Trust, and that they as such Trustees being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said C. Turney Stevens, Jr. and Alice Stevens as such Trustees.

Witness my hand and official seal, this the 29th of September, 2021.

_____
Notary Public

My Commission Expires: 11/6/2023

LEE E. CRANFORD
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE