Record & Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-13915-TC

Karen Johnson Davidson County
Batch# 740190 DEEDWARR
10/20/2021 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,698.30
20211020-0140793

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $459,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of October, 2021.

Notary Public
My Commission Expires: _____

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brandy Alane Stephens and Clinton Gene Stephens 810 Old Dickerson Pike Goodlettsville, TN 37072	Navy Federal Credit Union 5550 Heritage Oaks Drive Pensacola, FL 32526	025-15-0-011.00

WARRANTY DEED

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 consideration, the receipt of which is hereby acknowledged, we, **Peggy Ann Denson, husband Morris C. Denson**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Clinton Gene Stephens and Brandy Alane Stephens, 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 the East half of Lot "B" and all of Lot "C" on the Plan of Solitude Acres, Part One, Section One of record in Book 3700, Page 48, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southeasterly margin of Old Dickerson Road at the corner of Lots "B" and "C"; thence with the margin of Dickerson Road northeasterly 179.86 feet; thence south 9 degrees 02' east 300.30 feet; thence south 62 degrees 27' west 173 .15 feet; thence northwesterly 340 feet; more or less to the southeasterly margin of Old Dickerson Road; thence with the same north 68 degrees 12' east 80.545 feet to the beginning.

Being the same property conveyed to Peggy Ann Denson and husband, Morris C. Denson, by Warranty Deed from Evelyn Evans, unmarried, dated November 14, 1997 and recorded on November 20, 1997, of record in Book 10690, Page 214, Register's Office for Davidson County, Tennessee.

This is improved property located at: **810 Old Dickerson Pike, Goodlettsville, TN 37072**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of October, 2021.

GRANTOR:

Morris C. Denson

Peggy Ann Denson

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Morris C. Denson and Peggy Ann Denson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of October, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

Certificate of Authenticity

I, Kirsten Virden, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/15/21.

Kirsten Virden
Affiant Signature

10/15/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of October, 2021..

Bria Sawyers
Notary's Signature

My Commission Expires: 5-7-2024

Notary's Seal

