WARRANTY DEED

Karen Johnson Davidson County
Batch# 750032 DEEDWARR
11/05/2021 11:12:12 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20211105-0148222

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of November, 2021

Notary Public

MY COMMISSION EXPIRES: 9-16-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jaky Boulos	SWBC Mortgage Corp.	148-05-0-139.00
(NAME)	(NAME)	
6807 Kew Garden	9311 San Pedro Avenue, Suite 100	
(ADDRESS)	(ADDRESS)	
Smyrna TN 37167	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Joseph Stephenson**, a married man, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jaky Boulos, a married person,** 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:

Being Lot No. 74 on the Plan of Haywood Acres, Section I, as of record in Book 2900, Page 17, Register's Office for said County.

Said Lot No. 74 fronts 110 feet on the southerly side of Dade Drive and runs back 195.3 feet on the easterly line and 200.2 feet on the westerly line, to a dead line in the rear, which is a broken line, on which it measures 111.8 feet.

Being the same property conveyed to Joseph Stevenson from Darrell McEachron, a married man by Warranty Deed on December 29, 2017, of record in Instrument Number 20180103-0000810, Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Plat Book 2900, page 17, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s).

Paige Stephenson joins in this conveyance to convey any and all interest marital or otherwise in the subject property.

unimproved ☐

This is improved ☑ property, known as 355 Dade Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 3rd day of November, 2021.

Joseph Stephenson

Paige Stephenson

State of Tennessee
County of Davidson

Personally appeared before me Joseph Stephenson and Paige Stephenson, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of November, 2021.

Notary Public Judith C. Jacobs
My Commission Expires: 9-16-23

File No.: 202109050