Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1678

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 1949560

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel C. Stephen and Nancy A. Stephen, husband and wife, one half undivided interest and Thomas Walker and Amy Walker, husband and wife, one half undivided interest**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Harper and Cynthia Harper, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 155 in Breckenridge Condominium, as described in the Master Deed establishing a Horizontal Property Regime, of record in Book 6808, page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof, along with an undivided interest in the common elements as specified therein.

Being the same property conveyed to Daniel C. Stephen, a married man, one half undivided interest and Thomas Walker and Amy Walker, husband and wife, one half undivided interest by Warranty Deed from Reliance Enterprises LLC of record in Instrument No. 20190402-0029666 Register's Office for Davidson County, Tennessee, dated March 29, 2019 and recorded on April 02, 2019.

Being the same property conveyed to Daniel C. Stephen and Nancy A. Stephen, husband and wife, one half undivided interest and Thomas Walker and Amy Walker, husband and wife, one half undivided interest by Quitclaim deed from Daniel C. Stephen, a married man, one half undivided interest and Thomas Walker and Amy Walker, husband and wife, one half undivided interest of record in Instrument No. 20190402-0029668 Register's Office for Davidson County, Tennessee, dated April 02, 2019 and recorded on April 02, 2019.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 155 Hicks Road, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
James Harper
155 Hicks Road
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT

TAX MAP-PARCEL #:
142-15-0C-155.00

Karen Johnson Davidson County
Batch# 755036 DEEDWARR
11/15/2021 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $873.20
20211115-0151706

WITNESS THE EXECUTION HEREOF this 4th day of November, 2021.

Daniel C. Stephen

Nancy A. Stephen

State of Tennessee)
County of Davidson)

On this 4th day of November, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Daniel C. Stephen and Nancy A. Stephen, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Thomas Walker

Amy Walker

State of Tennessee)
County of Davidson)

On this 4th day of November, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Thomas Walker and Amy Walker, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 236,000.00.**

Affiant

Sworn and subscribed before me on this the 4th day of November, 2021.

Notary Public

My Commission Expires: 7/19/23

SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 11/4/2021.

Kimberly D Hicks
Affiant
Date: 11/9/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 9 day of November, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON