**Prepared By & Return To:**
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0686

Karen Johnson Davidson County
Batch# 791312 DEEDWARR
01/14/2022 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20220114-0006278

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of December, 2021

Notary Public

Commission Expires: 4/30/22

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Nicholas Floyd<br>3809 Lookout Drive<br>Nashville, TN 37209 | New Owner | 104-01-0-016.00 |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Yvonne Alexander and Milton Jon Collier as the heirs at law of Shirley Marie Stephens** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Nicholas Floyd and Ana Floyd, 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 Lot No. 39 on the Plan of Second Revised Valley View Subdivision, Section One, of record in Plat Book 2331, Page 113, 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 Shirley Marie Stephens, by Quitclaim Deed from Thomas Henry Stephens, dated 9/6/1990 and recorded 12/4/1990 in Book 8248, Page 719; and being the same property previously conveyed to Thomas H. Stephens and wife, Shirley C. Stephens, by Warranty Deed from David G. Marshall and wife, Christine P. Marshall, dated 6/25/1975 and recorded 7/29/1975 in Book 4936, Page 530, in the Register's Office of Davidson County, Tennessee.

The said Shirley Marie Stephens having since died intestate on January 25, 2021, with her Estate being probated under Docket No. 21P-986, in the Probate Court for Davidson County, Tennessee. By Amended Order Opening Intestate Estate, filed 6/8/2021 in the Probate Court for Davidson County, Tennessee, Yvonne Alexander was appointed Administrator of the Estate of Shirley Marie Stephens. Yvonne Alexander and Milton Jon Collier are the heirs at law of Shirley Marie Stephens.

Affidavit of Heirship of record in Instrument 202201140006276 Register's Office for Davidson County, Tennessee.

Power of Attorney of record in Instrument 202201140006277 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3809 Lookout Drive, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of December, 2021.

Yvonne Alexander

Milton Jon Collier by Yvonne Alexander, Attorney in Fact

STATE OF ARKANSAS
COUNTY OF Pulaski

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Yvonne Alexander,** 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 at Little Rock, Arkansas this 15 day of December, 2021.

LaTorria Boykins
Notary Public
My Commission Expires: 10-19-2025

STATE OF ARKANSAS
COUNTY OF Pulaski

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Yvonne Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Milton Jon Collier and that he/she is authorized by Milton Jon Collier to execute this instrument on his/her behalf.

Witness my hand and seal at Little Rock, Arkansas, this 15 day of December, 2021.

LATORRIA BOYKINS
Notary Public-State of Arkansas
PULASKI COUNTY
My Commission Expires 10-19-2025
Commission #12696028

LaTorria Boykins
Notary Public at Large
My commission expires: 10-19-2025

**WARRANTY DEED**

Certificate of Authenticity

I, Tiffany Rooker, do hereby make oath that I am a licensed attorney and/or 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 12/18/2022.

Date

Tiffany Rooker

Affiant Signature

12/18/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of December, 20 22.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON