THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36923-02-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,164,000.00. Affiant Subscribed and sworn to before me this 3rd day of March, 2022. Notary Public My Commission Expires:

VIRGINIA DES VARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Stephenson Home Co. 400 Arrowwood Drive Nashville, TN 37211	**Send Tax Bills To:** Stephenson Home Co. 400 Arrowwood Drive Nashville, TN 37211	**Tax Information:** Map and Parcel No.: 11708009600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew Tyler Daugherty and wife, Amber Martin Daugherty**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Stephenson Home Co., LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 3411 Richards Street, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 815465 **DEEDWARR**
03/04/2022 10:26:39 AM 3 pgs
Fees: $18.00 Taxes: $4,306.80
20220304-0024887

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of February, 2022.

Andrew Tyler Daugherty

Amber Martin Daugherty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amber Martin Daugherty, 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, at office, this 25th day of February, 2022.

Alice J Stewart
Notary Public

ALICE J. STEWART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 26, 2025

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew Tyler Daugherty, 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, at office, this 3rd day of ~~February,~~ MARCH, 2022.

Notary Public

My Commission Expires: 3/4/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Being Land located in Davidson County Tennessee, being the southerly one-half of Lot No. 36 on the plan of the northerly part of Noel's Subdivision of Walkins Grove, as recorded in Book 547, page 156, Register's Office for Davidson County, Tennessee

Said part of Lot No. 36 fronts 100 feet to the westerly side of Richards Street and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Andrew Tyler Daugherty and wife, Amber Martin Daugherty by Warranty Deed dated April 13, 2012 from Alice Siegenthaler Valiquette, unmarried, of record as Instrument No. 20120418-0033116, Register's Office for Davidson County Tennessee.

This conveyance is made subject to:

1. 2022 City/County Taxes a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. All mater appearing on the Plan record in Bood 547, Page 156, Register's Office for Davidson County, Tennessee.
3. Easement to the Metropolitan Government of Nashville and Davidson County for the sanitary sewer and/or storm drainage, of record in Book 4076, page 478, Registers Office for Davidson County, Tennessee.