THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220239668

Karen Johnson Davidson County
Batch# 820509 **DEEDWARR**
03/11/2022 02:46:31 PM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20220311-0028941

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $800,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of March, 2022.

Notary Public
My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
EXPIRES: SEPTEMBER 8TH, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stephenson Family Trust 756 Greeley Drive Nashville, TN 37205	New Owner	Tax Parcel ID No. 118 10 0 136.00

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, **Margaret Stephenson now known as Margaret Johnson, married**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jackson Riggs Stephenson, III and Carolyn Smith Stephenson, Trustees of the Stephenson Family Trust Agreement dated August 2nd, 2018,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 77 on the plan of Part of the The O. F. Noel Estate Pleasant Valley of record in Plat Book 1424, Page 63, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of property.

Being the same property conveyed to Margaret Stephenson, an unmarried woman, by Warranty Deed from Christin S. Harris, Married of record in Instrument No. 20160418-0037204 in the Register's Office of Davidson County, Tennessee, Dated April 15, 2016 and recorded on April 18, 2016.

Margaret Stephenson and Margaret Johnson being one and the same person.

McGavock Martin Johnson joins in the signing of this instrument to convey any interest he may have in the subject property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Part of the The O. F. Noel Estate Pleasant Valley, as recorded in Plat Book 1424, Page(s) 63.

This is improved property located at 3420 Springbrook Drive Nashville, TN 37204.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 4th day of March, 2022.

Margaret Stephenson NKA Margaret Johnson

McGavock Martin Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Margaret Stephenson NKA Margaret Johnson and McGavock Martin Johnson**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of March, 2022.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025