Karen Johnson Davidson County
Batch# 826483 DEEDWARR
03/22/2022 02:24:30 PM 2 pgs
Fees: $13.00 Taxes: $894.48
20220322-0032926

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,751.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2022.

Notary Public
MY COMMISSION EXPIRES: 10.20.24
File No. 22-15503

BROOKE BERGERON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-20-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Charles Caudell (NAME)	New Owner (NAME)	080-08-0-113.00
3647 Stagecoach Drive (STREET ADDRESS)	(STREET ADDRESS)	
Franklin, TN 37067 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Brandy Dearing, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Caudell, a married man,** 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. 169 on the Plan of Section 1, Bordeaux Gardens, of record in Book 3300, Page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 169 fronts 55 feet on the easterly side of Panorama Drive and runs back 86.15 feet on the northerly line and 124.26 feet on the southerly line to a dead line in the rear, which is a broken line, on which it measures 75.98 feet.

Being the same property previously conveyed to Patrick Stevens and wife, Clara Stevens by Warranty Deed from James Richard Owens, dated 10/21/2013 and recorded 10/23/2013 in Instrument No. 20131023-0110281, Register's Office for Davidson County, Tennessee. Clara Stevens having since died on December 28, 2017, thereby vesting the subject property in Patric Stevens as surviving tenant.

Being the same property previously conveyed to Tamra McCaffrie, Trustee of the Revocable Trust of Patrick Stevens, dated May 18, 2018 by Quitclaim Deed to Trustee from Patrick Stevens (widowed), dated 5/18/2018 and recorded 5/25/2018 in Instrument No. 20180525-0050151, Register's Office for Davidson County,

BEING the same property conveyed to Brandy Dearing by Quitclaim Deed by Trustee from Tamra McCaffrie, Trustee of the Revocable Trust of Patrick Stevens, dated May 18, 2018, dated 7/27/2018 and recorded 9/17/2018 in Instrument No. 20180917-0091846, Register's Office for Davidson County, Tennessee. Abstract of Trust Agreement of record in Instrument No. 20180525-0050150, said Register's Office.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3254 Panorama Dr, Nashville, TN 37218.

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. Whenever 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 hand(s) this 9th day of March, 2022.

Brandy Dearing

STATE OF TEXAS
COUNTY OF ~~MIDLAND~~ Collin

On this 9th day of March, 2022, before me personally appeared Brandy Dearing, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of March, 2022.

Notary Signature
My commission expires: 10/05/2024

NOTARY PUBLIC STATE OF TEXAS
Sonya Smith
My Commission Expires
10/05/2024
ID No 132710056

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Yvette Meldrum, 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 March 9, 2022

Signature 3/9/22 Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9 day of March, 2022

Notary's Signature

My Commission Expires: 10.20.24

BROOKE BERGERON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024