Karen Johnson Davidson County
Batch# 838604 DEEDWARR
04/12/2022 11:25:30 AM 9 pgs
Fees: $48.00 Taxes: $1,202.50
20220412-0042257

BYRON FITZGERALD STEPHENS
Administrator of the Estate of
Wilma Marcella Stephens Mattingly
Deceased, et al

TO: *WARRANTY DEED*

KATIA Y. HERNANDEZ

THIS DEED OF REALTY, executed as of the 1st day of April, 2022, by Grantors, BYRON FITZGERALD STEPHENS, ADMINISTRATOR OF THE ESTATE OF WILMA MARCELLA STEPHENS MATTINGLY, DECEASED; BYRON FITZGERALD STEPHENS, WENDELL CURTIS STEPHENS, NANCY CAROLYN STEPHENS CRUTCHFIELD, AS CONSERVATOR FOR WILLIAM FRANK FESSEY STEPHENS, NANCY CAROLYN STEPHENS CRUTCHFIELD, MABLE DELANE STEPHENS THORNTON, CANDICE HOPE STEPHENS SMITH, EMILY FAITH STEPHENS and CHARITY ANN STEPHENS MOLE, AS HEIRS-AT-LAW OF WILMA MARCELLA STEPHENS MATTINGLY, DECEASED, to Grantee, KATIA Y. HERNANDEZ,

Witnesseth:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantee, to have and to hold to her, and to her heirs and/or assigns forever, in fee simple, certain realty situated in City of Nashville, County of Davidson, Tennessee, being bounded and described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 172 on the Plan of Locustwood, Section Five, as of record in Book 2663, page 43, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Leonard D. Mattingly and wife, Wilma S. Mattingly, by Warranty Deed recorded July 23, 1985 appearing of record in Book 6612, Page 508, Register's Office for Davidson County, Tennessee. Leonard D. Mattingly predeceased Wilma S. Mattingly, on February 17, 2018.
>
> Wilma Mattingly [aka Wilma Marcella Stephens Mattingly] subsequently died, intestate, on March 30, 2021. Her heirs-at-law according to Tennessee laws of intestates succession are Byron Fitzgerald Stephens, Wendell Curtis Stephens, William Frank Fessey Stephens, Nancy Carolyn Stephens Crutchfield, Mable Delane Stephens

Thornton, Candice Hope Stephens Smith, Emily Faith Stephens and Charity Ann Stephens Mole. The Estate of Wilma Mattingly is being administered in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, under Docket No. 21P-1181.

Reference is made to Petition to Open Intestate Estate of Wilma Marcella Stephens Mattingly, Deceased, was filed June 7, 2021 at 1:57 PM in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 21P1181, with Order to Administer Intestate Estate appointing Administer of the Estate of Wilma Marcella Stephens Mattingly, deceased, Byron Fitzgerald Stephens, Administrator with Letters of Administration issued July 29, 2021.

AS to the interest of William Frank Fessey, reference is made to Order Appointing Conservator in the matters of The Conservatorship of William Frank Stephens, filed February 3, 2022 at 3:29 PM in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 21P-2448, appointing Nancy Carolyn Stephens Crutchfield, Conservator, with Letters of Conservatorship issued February 3, 2022. Reference is also made to Order to Approve Sale of Real Property in the Matter of The Conservatorship of William Frank Stephens filed March 25, 2022, Docket Number 21P2448, Seventh Circuit court for Davidson County, Tennessee.

Reference is made to Affidavit of Heirship recorded at Instrument No. _____202204120042255_____, Register's Office for Davidson County, Tennessee.

Reference is made to Affidavit of Heirship recorded at Instrument No. _____202204120042256_____, Register's Office for Davidson County, Tennessee.

The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

PROPERTY BEING TRANSFER "AS IS" "WHERE AS".

BYRON FITZGERALD STEPHENS as Administrator of the Estate of Wilma Marcella Stephens Mattingly, Deceased, further covenant that the Estate has been or will be fully administered, all claims filed against the Estate have been or will be paid, and the Administrator does acknowledge receipt from the proceeds of this conveyance of sufficient funds to cover any liability to creditors, for administration expenses and/or taxing authorities.

This conveyance is made subject to (1) building setback lines, utility and drainage easement and all other matters as shown on the aforementioned plat of record; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision assessments, covenants, bylaws, restrictions, declarations and easements of record; (5) building restrictions; and (6) other matters of public record, Register's Office for Davidson County, Tennessee.

That Grantors (1) covenant that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (1) 2022 taxes which

have been prorated as of the date herein and are assumed by Grantee, (2) will forever warrant and defend the title unto Grantee and to her heirs and/or assigns against all lawful claims; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

GRANTOR:

BYRON FITZGERALD STEPHENS,
Administrator of the Estate of Wilma Marcella Stephens Mattingly, Deceased

BYRON FITZGERALD STEPHENS, as
Heir-at-Law of Wilma Marcella Stephens Mattingley, Deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Bryron Fitzgerald Stephens, Administrator of the Estate of Wilam Marcella Stephens Mattingly, Deceased, and Individually, as Heir-at-Law of Wilma Marcella Stephens Mattingly, Deceased, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 1st day of April, 2022.

[SEAL]

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public

My Commission Expires: 5/5/2025

GRANTOR:

Wendell Curtis Stephens

WENDELL CURTIS STEPHENS, as
Heir-at-Law of Wilma Marcella Stephens
Mattingley, Deceased

by: BFS, Atty-in-fact

Byron Fitzgerald Stephens, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Byron Fitzgerald Stephens to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Wendell Curtis Stephens, and who acknowledged that he executed the same as the free act and deed of Wendell Curtis Stephens, pursuant to Power of Attorney of record at Instrument No. 20220404-0038325, RODCT.

Witness my hand and seal at office on this 1st day of April, 2022.

[SEAL]

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public

My Commission Expires: 5/5/2025

GRANTOR:

Nancy Carolyn Stephens Crutchfield

NANCY CAROLYN STEPHENS
CRUTCHFIELD, AS CONSERVATOR FOR
WILLIAM FRANK FESSEY STEPHENS,
Heir-at-Law of Wilma Marcella Stephens
Mattingley, Deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Nancy Carolyn Stephens Crutchfield as Conservator for William Frank Fessey Stephens, Heir-at-Law of Wilma Marcella Stephens Mattingly, Deceased, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 1st day of April, 2022.

[SEAL]

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public

My Commission Expires: 5/5/2025

GRANTOR:

Nancy Carolyn Stephens Crutchfield

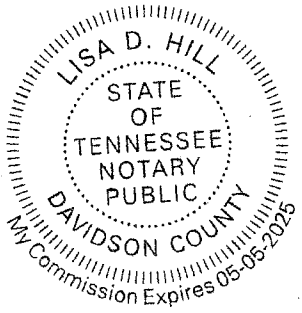
NANCY CAROLYN STEPHENS CRUTCHFIELD, Heir-at-Law of Wilma Marcella Stephens Mattingley, Deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Nancy Carolyn Stephens Crutchfield, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 1st day of April, 2022.

[SEAL]



Notary Public

My Commission Expires: 5/5/2025

GRANTOR:

Mable Delane Stephen Thornton

MABLE DELANE STEPHENS THORNTON, as Heir-at-Law of Wilma Marcella Stephens Mattingley, Deceased

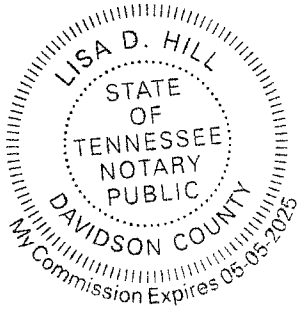
by: Byron Fitzgerald Stephens, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Byron Fitzgerald Stephens to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mable Delane Stephens Thornton, and who acknowledged that he executed the same as the free act and deed of Mable Delane Stephens Thornton, pursuant to Power of Attorney of record at Instrument No. 20220404-0038327, RODCT.

Witness my hand and seal at office on this 1st day of April, 2022.

[SEAL]



Notary Public

My Commission Expires: 5/5/2025

GRANTOR:

Candia Hope Stephens Smith

CANDICE HOPE STEPHENS SMTIH, as
Heir-at-Law of Wilma Marcella Stephens
Mattingley, Deceased

by: _____, Atty-in-Fact
Byron Fitzgerald Stephens, Attorney in Fact

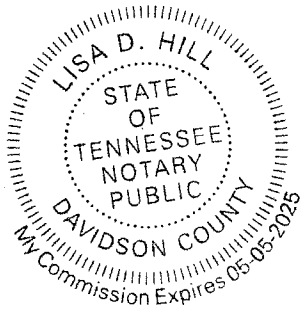
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Byron Fitzgerald Stephens to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Candice Hope Stephens Smith, and who acknowledged that he executed the same as the free act and deed of Candice Hope Stephens Smith, pursuant to Power of Attorney of record at Instrument No. 20220404-0038323, RODCT.

Witness my hand and seal at office on this 1st day of April, 2022.

_____
Notary Public

[SEAL]



My Commission Expires: 5/5/2025

GRANTOR:

Emily Faith Stephens

EMILY FAITH STEPHENS, as
Heir-at-Law of Wilma Marcella Stephens
Mattingley, Deceased

by: _____, Atty-in-Fact
Byron Fitzgerald Stephens, Attorney in Fact

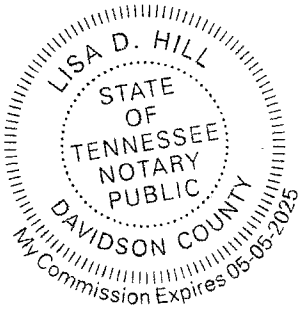
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Byron Fitzgerald Stephens to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Emily Faith Stephens, and who acknowledged that he executed the same as the free act and deed of Emily Faith Stephens, pursuant to Power of Attorney of record at Instrument No. 20220404-0038324, RODCT.

Witness my hand and seal at office on this 1st day of April, 2022.

_____
Notary Public

[SEAL]



My Commission Expires: 5/5/2025

GRANTOR:

Charity Ann Stephens Mole

CHARITY ANN STEPHENS MOLE, as Heir-at-Law of Wilma Marcella Stephens Mattingley, Deceased

by: Atty-in-fact

Byron Fitzgerald Stephens, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Byron Fitzgerald Stephens to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Charity Ann Stephens Mole, and who acknowledged that he executed the same as the free act and deed of Charity Ann Stephens Mole, pursuant to Power of Attorney of record at Instrument No. 20220404-0038322, RODCT.

Witness my hand and seal at office on this 1st day of April, 2022.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public

[SEAL]

My Commission Expires: 5/5/2025

Property Owners Name and Address:

KATIA Y. HERNANDEZ

3920 Creekside Dr.

Nashville, TN 37211

Person Responsible for Payment of Taxes:

CMG FINANCIAL INC.

3160 Crow Canyon Rd, Suite 400

San Ramon, CA 94583

PROPERTY ADDRESS: 3920 CREEKSIDE DR, NASHVILLE, TN 37211-5502
MAP-PARCEL: 148 10 0 050.00

STATE OF TENNESSEE, COUNTY OF DAVIDSON, I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $325,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 1st day of April, 2022.

[SEAL]



Notary Public

My Commission Expires: 5/5/2025

This instrument was prepared by:
Christina M. Bartee
BATSON NOLAN PLC
105 Fifth Ave West, Ste 201
Springfield, TN 37172
(615) 382-4420

Tennessee Certification of Electronic Document

I, Christine Sisson 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 4/1/22 (date of document).

Affiant Signature

4/5/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th of April, 2022.

CORTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024
(SEAL)

Notary's Signature
My Commission Expires: