**THIS INSTRUMENT PREPARED BY:**
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Karen Johnson Davidson County
Batch# 843666 DEEDWARR
04/21/2022 03:44:22 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220421-0046457

# WARRANTY DEED

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Donna L. Stevenson<br>Revocable Trust<br>173 Privateer Lane<br>Mt. Juliet, TN 37122 | Same | 107-09-0-094.00 |

KNOW ALL MEN BY THESE PRESENTS that I, DONNA L. STEVENSON, hereinafter "Grantor", hereby transfer and convey unto the TRUSTEE OF THE RESTATED DONNA L. STEVENSON REVOCABLE TRUST AGREEMENT u/t/a dated December 15, 2021, hereinafter "Grantee", her successors and assigns, that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County Tennessee, being Lot No. 84, Plan of Patricia Heights, Section 1, as shown on plat of record in Plat Book 2331, Page 130-131, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

This Conveyance is subject to all restrictions of record, all easements of record, all visible easements, all matters appearing on the plan of record and all applicable governmental and zoning regulations, including but not limited to, All matters as set forth in Plat Book 2331, Page 130-131, said Register's Office.

Being the same property conveyed to Jimmy R. Stevenson and Donna L. Stevenson from Euvema L. Maddox, by Warranty Deed of record in Instrument No. 20081114-0112692, Register's Office for Davidson County, Tennessee. Jimmy Russell Stevenson died June 25, 2019.

This Conveyance is subject to all restrictions of record, all easements of record, all visible easements, all matters appearing on the plan of record and all applicable governmental and zoning regulations.

This improved property is known as 917 Rexdale Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, her successors and assigns forever. Grantor covenants that she 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 the lien for real property taxes for the current year and subsequent years, any and all easements and/or restrictions of record and all matters shown on the plan of record, all in the Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds herself, her heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective this 19th day of April, 2022.

**GRANTOR:**

Donna L. Stevenson

DONNA L. STEVENSON

NICOLE HOLGUIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE )
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared DONNA L. STEVENSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19 day of April, 2022.

Nicole Holg

Notary Public

My Commission Expires: 9.10.2025

**THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(A)(3)(F). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(A)(5).**

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.