Karen Johnson Davidson County
Batch# 843666 DEEDWARR
04/21/2022 03:44:22 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220421-0046459

THIS INSTRUMENT PREPARED BY:
Jonathan R. Burns, Esq.
SPENCER FANE BONE MCALLESTER
511 Union Street, Suite 1000
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Donna L. Stevenson Revocable Trust 173 Privateer Lane Mt. Juliet, TN 37122	Same	075-08-0A-075.00

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 Unit No. 175 on the Plan of Brooke Castle Condominiums of record in Plat Book 6250, Page 627, amended in Book 6680, Page 905, and re-recorded in Book 6727, Page 762, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said unit.
>
> Being the same property conveyed to Jimmy R. Stevenson and wife, Donna L. Stevenson, from Johnny D. Walker, by Warranty Deed of record in Instrument No. 20030909-0131445, 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 175 Brooke Castle Drive, Hermitage, TN 37076.

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

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 Holguin
Notary Public

NICOLE HOLGUIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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.