Karen Johnson Davidson County
Batch# 854430 DEEDWARR
05/12/2022 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20220512-0054982

**Prepared By & Return To:**
Tennessee Title Services LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-1371

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th day of April, 2022

Notary Public

Commission Expires: 3/15/25

HANNAH LEWIS NOTARY PUBLIC TENNESSEE My Comm Exp. 3/15/2025 COUNTY OF WILLIAMSON

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Brittany Stevens and David Stevens<br>722 Croley Drive<br>Nashville, TN 37209 | City National Bank, A National Banking Association, ISAOA<br>350 South Grand Avenue<br>Los Angeles, CA 90071 | 090-08-0G-003.00-CO |

# WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

**John R. Prince and Katherine McClanahan Prince, husband and wife**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Brittany Stevens, a single woman and David Stevens, a married man, as joint tenants with right of survivorship**

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 Unit No. 724C, also known as Unit No. A on the Plan of Croley Drive, a Townhouse, Planned Unit Development of record as Exhibit A to Declaration of Covenants, Conditions and Restrictions for Croley Drive, a Townhouse, Planned Unit Development in Instrument No. 20160225-0018079, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John R. Prince, unmarried by Warranty deed from Moore Homes LLC, A Tennessee Limited Liability Company of record in Instrument No. 20160809-0082574 Register's Office for Davidson County, Tennessee, dated July 29, 2016 and recorded on August 09, 2016.

Being the same property conveyed to John R. Prince and wife, Katherine Jo McClanahan by Quitclaim deed from John R. Prince, married of record in Instrument No. 20191212-0128148 Register's Office for Davidson County, Tennessee, dated December 12, 2019 and recorded on December 12, 2019.

Being the same property conveyed to John R. Prince and Katherine McClanahan Prince, husband and wife, as tenants by the entirety by Quitclaim deed from John R. Prince and Katherine McClanahan Prince, fka Katherine Jo McClanahan, husband and wife, of record in Instrument No. 20220112-0004593 Register's Office for Davidson County, Tennessee, dated January 11, 2022 and recorded on January 12, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 722 Croley Drive, Nashville, TN 37209

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 so 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of April, 2022.

John R. Prince

Katherine McClanahan Prince

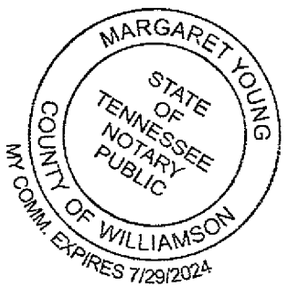
Katherine McClanahan Prince

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of April, 2022, before me personally appeared John R. Prince and Katherine McClanahan Prince, 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 29th day of April, 2022.

Notary Signature
My commission expires:



# Certificate of Authenticity

I, Joshua A. Terry, 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 4-29-22.

Affiant Signature

5-4-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5-4-22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON