Karen Johnson Davidson County
Batch# 861334 DEEDWARR
05/23/2022 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20220523-0059793

WARRANTY DEED

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

2022-896

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00.

Daniel Thompson
(Affiant)

Sworn to and subscribed before me this 17 day of May, 2022.

Notary Public

My commission expires: 8.20.2023

THIS INSTRUMENT WAS PREPARED BY:
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Lynne Warner Stevenson and William G. Stevenson, as Co-Trustees of the Stevenson Community Property Trust	**NEW OWNER**	
(NAME)	(NAME)	**102-14-0-056.00**
512 Lynnwood Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Windsor Homes, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lynne Warner Stevenson and William G. Stevenson, Co-Trustees of the Stevenon Community Property Trust u/a/d April 16, 2020 (as to a 70% interest) and Kimberly Stevenon Tutaj and Mark Andrew Tutaj, wife and husband (as to a 30% interest),** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 91, Section 2, Crest Meade Subdivision, of record in Book 2331, page 152, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Windsor Homes LLC by deed from F. Clarice Maguire, of record in Instrument No. 20211116-0152136, Register's Office for Davidson County, Tennessee.

For information purposes only: This is improved property commonly known as 1204 Alfred Dr, Nashville, TN 37205.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, (5) all other matters of public record, and (6) Taxes for the year 2022, and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of May, 2022.

Windsor Homes, LLC,
a Tennessee Limited Liability Company

By: Lesley Smith
Lesley Smith, Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned of the state and county mentioned, personally appeared Lesley Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Representative of Windsor Homes, LLC, the within named bargainor, a Limited Liability Company, and that such Lesley Smith as such Authorized Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Representative.

Witness my hand and seal, at office in Franklin, Tennessee, this 18th day of May, 2022.

Valerie Naron
Notary Signature

My commission expires: 09/28/25

VALERIE NARON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

202205230059793

Tennessee Certification of Electronic Document

I, John L. Bibb, 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 May 18, 2022 (date of document).

Affiant Signature

May 18th, 2022
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 18th day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

