RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: QTN-7849-2022

Karen Johnson Davidson County
Batch# 864394 DEEDWARR
05/27/2022 12:42:36 PM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20220527-0061951

WARRANTY DEED

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day of May, 2022

NOTARY PUBLIC

My commission expires: 6/14/25

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William B. Steverson, IV and Payton Steverson 1336 Westvale Dr. Nashville, TN 37221	Same address as new owner Guaranteed Rate, Inc. 4044 N. Lincoln Ave., #324 Chicago, IL 60618	126-16-0A-666-00 CO

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars ($525,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **STEVEN A. RIGHTER AND JENNIFER L. RIGHTER, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **WILLIAM B. STEVERSON, IV AND PAYTON STEVERSON, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 574 on the Plan of Parkview at Riverwalk, Phase 2, a Cluster Lot Development, as shown on the plat of record in Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Steven A. Righter and Jennifer L. Righter, husband and wife from Rochford Realty and Construction Co., Inc., a Tennessee corporation, by Warranty Deed dated 04/10/2008 and recorded 04/14/2008 in Instrument No. 20080414-0037373, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X improved property, known as: 1336 Westvale Drive, Nashville, TN 37221

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 23 day of May, 2022

GRANTOR(S)

Steven A. Righter

Jennifer L. Righter

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Steven A. Righter and Jennifer L. Righter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23 day of May, 2022.

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

Katherine Warren
Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 3/22/26