

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $475,618.00

Affiant

Subscribed and sworn to before me, this 20th day of June, 2022.

Notary Public
My commission expires:

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

Karen Johnson Davidson County
Batch# 876887 **DEEDWARR**
06/23/2022 03:01:37 PM 2 pgs
Fees: $13.00 Taxes: $1,759.79

20220623-0071994

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jennifer Koss	*New Owner*	**04111006000**
3941 Stilton Dr		
Nashville, TN 37207		

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 ACKNOWLEDGE, WE,

Wesley N. Stephens and Samantha Hagberg Stephens, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer Koss, a single woman

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 being in Davidson County, Tennessee being Lot No. 385 on the Plan of Bellshire Estates, Section "A", as of
record in Book 2331, Pages 115-116, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Wesley N. Stephens and wife, Samantha Hagberg Stephens, by Quitclaim Deed from Samantha Hagberg Stevens, dated September 25, 2017, recorded in Instrument No. 20171002-0100172, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 3941 Stilton Dr, Nashville, TN 37207.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-CRE-22-3941

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 do 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 in 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.

Date: 6.20.2022

Wesley N. Stephens

Date: 6/20/2022

Samantha Hagberg Stephens

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Wesley N. Stephens and Samantha Hagberg Stephens, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of June, 2022.

SUMNER COUNTY LINDSEY BOSWELL STATE OF TENNESSEE NOTARY PUBLIC

NOTARY PUBLIC

My Commission Expires: 1/24/24