Karen Johnson Davidson County
Batch# 897476 DEEDWARR
08/02/2022 02:33:58 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20220802-0088045

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Margaret Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2022.

Debbie Mann
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue S, Suite 200
Franklin, TN 37064

File No.: 2022-0349

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Nathan Bateman	First Community Mortgage	12810018400
(NAME)	(NAME)	
651 Hicks Road	275 Robert Rose Dr	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Eighty-Five Thousand And No/100 Dollars ($385,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES E. STEPHENS, JR. AND SHARON DALE DICKERSON STEPHENS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NATHAN L. BATEMAN**, 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:

Being Lot No. 179 on the Plan of Stacy Square, Section 4, as of record in Book 4460, Page 12, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete legal description.

Being the same property conveyed to James E. Stephens, Jr. and wife, Sharon Dale Dickerson Stephens, tenants by the entirety, by Quitclaim Deed from K. Thomas Sidwell, Trustee and also conveyed from James E. Stephens, Jr. of record in Instrument No. 20091211-0113238, in the Register's Office of Davidson County, Tennessee, dated December 08, 2009 and recorded on December 11, 2009.

unimproved ☒
This is improved ☐ property, known as 651 Hicks Road, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

Witness our hands this 1st day of August, 2022.

James E. Stephens, Jr. by Blake Reynolds, Attorney in Fact

Sharon Dale Dickerson Stephens, by Blake Reynolds, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of August, 2022, before me personally appeared Blake Reynolds, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James E. Stephens, Jr. and Sharon Dale Dickerson Stephens, acknowledged that such person executed the same as the free act and deed of James E. Stephens, Jr. and Sharon Dale Dickerson Stephens.

Jill Swicegood
Notary Public

My Commission Expires: 6/22/26

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON