WARRANTY DEED

Karen Johnson Davidson County
Batch# 900946 DEEDWARR
08/09/2022 02:18:41 PM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20220809-0090599

W-VRES-22-703

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/2024

(AFFIX SEAL)

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sophie Stevens and Matthew Stevens	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**042-13-0-061.00**
703 Tuckahoe Dr	**8024 Calvin Hall Road**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Indian Land, SC 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAROLE PETTY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SOPHIE STEVENS AND MATTHEW STEVENS, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Sherry Heights, Section 3, of record in Book 2331, Page 126 and 127, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 58 fronts 108.0 feet on the Southerly side of Tuckahoe Drive and extends back 339.0 feet on the Westerly line and 287.2 feet on the Easterly line to a line in the rear on which it measures 117.7 feet.

Being the same property conveyed to James E. Petty and wife, Carole Petty by Warranty Deed fromEstate of William W. Ferguson by and through William Donald Ferguson, Executor of record in Book 8967, Page 809, Register's Office for Davidson County, Tennessee, dated May 28, 1993 and recorded on June 02, 1983.

Said James E. Petty became deceased March 11, 2022 vesting Carole Petty as the surviving tenant.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2331, Page(s) 126 and 127, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 2543, Page 437, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **703 Tuckahoe Dr, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 5th DAY OF AUGUST, 2022.

Carole Petty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLE PETTY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212