Karen Johnson Davidson County
Batch# 987413 DEEDWARR
04/03/2023 08:37:30 AM 4 pgs
Fees: $23.00 Taxes: $943.50
20230403-0023669

Name and Address of New Owner:
The Aimee E. Stephenson Trust
1900 Richard Jones Road, A203
Nashville, TN 37215

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 117-15-0A-047-00

WARRANTY DEED

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, **Robert Lee Ball, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Aimee E. Stephenson, Trustee of The Aimee E. Stephenson Trust dated March 3, 2004,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Parcel No. 47, being Unit No. A-203, in a Horizontal Property Regime located on the Plat of Green Hills Terrace of record in Plat Book 5200, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert Lee Ball, unmarried, by Warranty Deed dated December 18, 2017 from Anita M. Nichols, married, recorded December 19, 2017 in Instrument No. 20171219-0129110 in the Register's office.

Alanna Rodrigues Cavalcante joins in the execution of this deed to convey any rights she has to this property, particularly any marital rights.

This improved property known as 1900 Richard Jones Road, A203, Nashville, TN 37215

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

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TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 29th day of March, 2023.

Robert Lee Ball (SEAL)

Alanna Rodrigues Cavalcante (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of March, 2023, before me personally appeared Robert Lee Ball and Alanna Rodrigues Cavalcante, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of March, 2023.

Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

AFFIDAVIT OF VALUE

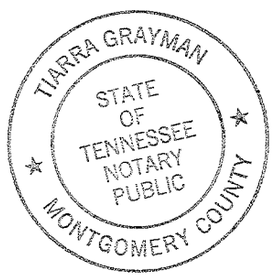
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $255,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
29th day of March, 2023.

Notary Public
My commission expires: 10/16/2024
File No. 2023-5846-SK



Certificate of Authenticity

I, Joshua A. Terry, 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 3/29/2023.

Affiant Signature

3/31/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/31/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON