# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1001548 DEEDWARR
05/10/2023 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $3,644.50
20230510-0034778

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $985,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of May, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2025

**THIS INSTRUMENT WAS PREPARED BY**
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBER |
|---|---|---|
| Grayson J. Stephens and Jessica Stephens | **Same as new owner** | 131060F04200CO |
| (NAME) | (NAME) | |
| 129 Abbeywood Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer K. Menzie, Trustee of the Edward W. Karrels 2012 Grandchildren's Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Grayson J. Stephens and Jessica Stephens, husband and wife,** 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 in Davidson County, Tennessee, being Lot No. 42 on the Plat of a Resubdivision of Lot 2, Tract II, Burton Hills and an Addition to The Village of Abbeywood of record in Plat Book 7900, Page 967 and 968, 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 Edward W. Karrels by deed dated July 25, 2014 from Judith A. Medford and husband, Mark O. Medford of record in Instrument No. 20140729-0067412, Register's Office for Davidson County, Tennessee. Thereafter the said Edward W. Karrels conveyed his interest in said property to Jennifer K. Menzie, Trustee of the Edward W. Karrels 2012 Grandchildren's Trust by deed dated October 13, 2021 of record in Instrument No. 20211018-0139353, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 129 Abbeywood Drive, Nashville, TN 37215
(House Number) (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 my/our hands this 2nd day of May, 2023.

Jennifer K. Menzie, Trustee of the Edward W. Karrels 2012 Grandchildren's Trust

By: _____, trustee
Jennifer K. Menzie, Trustee

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Jennifer K. Menzie with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Trustee of The Edward W. Karrels 2012 Grandchildren's Trust that she as such Trustee executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of May, 2023.

_____
Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025




File No.: 23-Stephens

Certificate of Authenticity

I, Leslie G. Hayes, 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 5/2/2023.

Date

Affiant Signature

5/10/2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 10 day of May, 2023.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires: _____
Date

Notary's Seal (if on paper)