Karen Johnson Davidson County
Batch# 1003146 DEEDWARR
05/15/2023 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20230515-0036026

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $380,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 15 day of May, 2023.

Notary Public
My commission expires: 10/21/2024

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

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

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Olivia Harvey **Blake Harvey**	**CMG Mortgage, Inc.**	**14604000800**
712 Harding Pl	**3160 Crow Canyon Rd Ste 400**	
Nashville, TN 37211	**San Ramon, CA 94583**	

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,

Jessi Vaughn, now Stevenson, a married woman

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

Olivia Harvey and Blake Harvey, wife and husband

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. 691 on the Plan of Caldwell Hall, Section Ten, as of record in Plat Book 3106, Page 79, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Included in the above legal description but specifically excluded from this conveyance is the following described property previously conveyed in Deed of record in Book 10639, Page 106, Register's Office for said County, being more particularly described, as:

Beginning at a point on the North existing right of way line of State Route 255 (Harding Place), said point being on the common property line between Helen Leaver and grantors herein and located 43.41 feet left of State Route 255 (Harding Place) survey centerline station 121+74.29; thence with said common property line North 01 degrees 35 minutes 33 seconds West a distance of 17 feet, more or less, to a point located 60 feet left of survey centerline station 121+73, more or less, said point being in the North proposed right of way line of State Route 255 (Harding Place); thence with said proposed right of way line with a curve to the left having a radius of 1,376.78 feet an arc distance of 84 feet, more or less, to a point located 60 feet left of survey centerline station 122+60, more or less, said point being on the common property line between Margaret P. Yates and the grantors herein; thence with said common property line South 04 degrees 37 minutes 26 seconds East a distance of 17 feet, more or less, to a point located 43.36 feet left of survey centerline station 122+61.42, said point being on the North existing right of way line of State Route 255 (Harding Place); thence with said existing right of way line Southwesterly with a curve to the right having a radius of 1,480.00 feet an arc distance of 84.50 feet to the POINT OF BEGINNING and containing 1,395 square feet, more or less, and being a portion of the

same property conveyed unto the grantors as of record in Deed Book 9787, Page 604, Registers Office for Davidson County.

Being the same property conveyed to Jessi Vaughn, by Quitclaim Deed from Thomas Vaughn and wife, Kimberly H Vaughn , dated June 30, 2020, of record in Instrument No. 20200709-0074503, in the Register's Office for Davidson County, Tennessee. Oath is hereby made that Jessi Vaughn is now known as and is one and the same as Jessi Stevenson. Samuel Stevenson joins in this conveyance to transfer any and all interest he may have in the property whether marital or otherwise.

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 712 Harding Pl, Nashville, TN 37211.

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.

Jessi Stevenson Date: 5/12/23

Samuel Stevenson Date: 5/12/23

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jessi Stevenson and Samuel Stevenson, 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 12th day of May 2023, _____.

MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025

NOTARY PUBLIC

My Commission Expires: 7/7/25

Certificate of Authenticity

I, Mark B Leedom, 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 5/12/23.

5/12/23
Date

Affiant Signature

5/12/23
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 12 day of May, 2023.

Notary's Signature
My Commission Expires: 1/21/2024

Notary's Seal (if on paper)

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.