(1)

20231143R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $320,000.00. Affiant Subscribed and sworn to before me, this the 23rd day of May, 2023. Notary Public My commission expires: 5/24/25

Karen Johnson Davidson County
Batch# 1009086 DEEDWARR
05/30/2023 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20230530-0040604

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

ELIZABETH PASCHALL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Brittany Anne Archer	One Trust Home Loans	**107-10-0A-008.00-CO**
450 Glastonbury Road, Unit 8	3838 Camino Del Rio North Ste 305	
Nashville, TN 37217	San Diego, CA 92108	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Duane Stevens and Felecia Stevens, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brittany Anne Archer, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain private element unit situated in Davidson County, Tennessee, and being further known as Unit 8, of Glastonbury Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Glastonbury Townhomes, of record in Instrument No. 20190702-0064621; as amended in Instrument No. 20210310-0031620, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Glastonbury Townhomes provided in said Declaration, as amended, together with the By-Laws appended thereto, the site plan filed as Exhibit to said Declaration, as amended, is incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Duane Stevens and Felecia Stevens, husband and wife by Warranty deed from C and S Properties TN LLC, a Tennessee limited liability company of record in Instrument No. 20210806-0106143 Register's Office for Davidson County, Tennessee, dated July 29, 2021 and recorded on August 06, 2021.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 450 Glastonbury Road, Unit 8, Nashville, TN 37217.

[signatures appear on the following page]

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 HANDS EFFECTIVE AS OF 18th day of May, 2023:

Duane Stevens

Felecia Stevens

STATE OF Mississippi)
) **INDIVIDUAL**
COUNTY OF Madison) **ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, Duane Stevens and Felecia Stevens, 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 the 18th day of May, 2023.

My Commission Expires: 5/14/26

Notary Public

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 124017
KIMBERLY HARRIS
Commission Expires
May 14, 2026
HINDS COUNTY

Certificate of Authenticity

I, Robin B. White, 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 May 23, 2023.

Date

R B. White

Affiant Signature

5.23.23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of May, 2023.

Sydney Lasch

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY