WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $545,000.00.

Affiant

Subscribed and sworn to me on 06/15/23.

NOTARY PUBLIC

My Commission Expires: 8-20-2023

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 1014285 DEEDWARR
06/12/2023 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20230612-0044755

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ruth Coker Stevenson and Andrew George Stevenson 609 Westcrest Dr. Nashville, TN 37211	Cadence Bank 2778 West Jackson St. Tupelo, MS 38801	147 10 0 111.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, 609 Westcrest, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Ruth Coker Stevenson and Andrew George Stevenson, wife and husband, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 215, on the plan of Whispering Hills, Section II-A, of record in Plat Book 2331, Page 132, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to 609 Westcrest, LLC, a Tennessee Limited Liability Company by Warranty Deed from Karen M. Wolgemuth, unmarried, of record in Instrument No. 20221018-0113583, Register's Office for Davidson County, Tennessee, dated October 14, 2022 and recorded October 18, 2022.

This is Improved property, known as 609 Westcrest Dr., Nashville, TN 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

(BL) 12

Witness our hands on 06/~~15~~/23.

609 Westcrest, LLC

By: Jeremy Richardson, Member

By: Matthew McKinney, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, Jeremy Richardson, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person is the Member of 609 Westcrest, LLC, a Tennessee Limited Liability Company, and that as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Member.

Witness my hand and official seal on 06/~~15~~/2023. 12 (BL)

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, Matthew McKinney, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person is the Member of 609 Westcrest, LLC, a Tennessee Limited Liability Company, and that as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Member.

Witness my hand and official seal on 06/~~15~~/2023. 12 (BL)

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Tonya Cherry,** 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 this the 12 day of June, 2023.

Affiant Signature
Date 6-12-23

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON