Karen Johnson Davidson County
Batch# 1015605 DEEDWARR
06/15/2023 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20230615-0045834

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Santos Rodriguez Primero	New Owner	
(NAME) 1517 Pineview Dr	(NAME) 1517 Pineview Dr	05003004500
(ADDRESS) Nashville TN 37207	(ADDRESS) Nashville TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **Edward Cordell Stevenson, Sr. and Linda Stevenson, a married couple**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Santos Rodriguez Primero, unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 41 ON THE PLAN OF BELLSHIRE TERRACE, SECTION ONE, PHASE TWO, OF RECORD IN BOOK 6250, PAGE 179 AND 180 (OMITTED IN PRIOR DEEDS), REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property conveyed to Edward Cordell Stevenson, Sr., married man, by virtue of that certain Warranty Deed dated October 10, 2014, and being of record at Instrument No. 20141015-0095402, in the Register's Office of Davidson County, Tennessee. *Linda Stevenson joins in this conveyance to transfer any marital rights she may have in said property.*

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 1517 Pineview Dr. Nashville, TN 37207
(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 hand this 14 day of June, 2023.

Edward Cordell Stevenson, Sr.

Linda Stevenson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Edward Cordell Stevenson, Sr. and Linda Stevenson,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14 day of June, 2023.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 ~~April~~ June 14 2023.

Affiant Signature

6/14/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 day of ~~April~~ June, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026