Karen Johnson Davidson County
Batch# 1020139 DEEDWARR
06/28/2023 01:59:30 PM 4 pgs
Fees: $23.00 Taxes: $1,485.55
20230628-0049374

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED ONE THOUSAND FIVE HUNDRED AND 00/100 (401,500.00).

Allison Clarke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27TH DAY OF JUNE, 2023.

CASSIE LAVIOLETTE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 2/17/27

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Allison Clarke (NAME)	**NEW OWNER** (NAME)	**095 14 0 045.00**
2133 Crystal Drive Nashville, TN 37210 (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 27th day of June, 2023, the undersigned, **KYLE M. STEPHENS, A MARRIED MAN,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **ALLISON CLARKE, A SINGLE PERSON**, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **2133 CRYSTAL DRIVE, NASHVILLE, TN 37210** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 85, on the Plan of ELM Hill Acres, Section No. I, of record in Book 2331, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kyle M. Stephens, an unmarried man, by Warranty Deed from Carolyn Yvonne Ballentine and husband, James M. Ballentine, of record in Instrument No. 20070917-0110734, in the Register's Office of Davidson County, Tennessee, dated September 07, 2007 and recorded on September 17, 2007.

The undersigned, Sara Stephens, spouse of Kyle M. Stephens, joins in the execution of this instrument for the purpose of conveying to the Grantees all her right, title, claim, and interest in and to the above described property, including but not limited to, her homestead and any and all other marital rights.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 27th day of June, 2023.

GRANTOR: Kyle M. Stephens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Kyle M. Stephens**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 27th day of June, 2023.

Notary Public

11-6-2024
My Commission Expires



GRANTOR: Sara Stephens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Sara Stephens**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 27th day of June, 2023.

Notary Public

11-6-2024
My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 June 27th 2023.

Affiant Signature – Joshua A. Terry

6/28/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/28/23.

Notary Public

My Commission Expires: 9/28/26