Karen Johnson Davidson County
Batch# 1021227 DEEDWARR
06/30/2023 09:55:30 AM 2 pgs
Fees: $13.00 Taxes: $673.40
20230630-0050057

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/7/26

(AFFIX SEAL)

DANIELLE FREE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires March 07, 2026

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donna L. Stevenson Revocable Trust dated February 21, 2007	Donna L. Stevenson	073 07 0 182.00
(NAME)	(NAME)	
2206A Cabin Hill Road	173 Privateer Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Mt Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we ***Aria Bell, Personal Representative of The Estate of Tiger Bell, Aria Bell, an unmarried woman and Alayla Bell, an unmarried woman, as Heirs-at-Law of the deceased***, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto ***Donna L. Stevenson, Trustee of The Donna L. Stevenson Revocable Trust dated February 21, 2007 Dated February 21, 2007***, hereinafter called the GRANTEE(S), his/her/their 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. 48A on the plan of Zone Lot Division, Lots 44-53, Section Three, Cabin Hill Subdivision, (now known as Two Rivers Place) as of record in Plat Book 6250, Page 361, which amends Plat Book 5200, Page 713, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tigar Bell by Warranty Deed from Delores LaFollette of record in Instrument No. 20150707-0065877 dated 06/30/2015 and recorded 07/07/2015. The said Tigar Bell ("Decedent") died on September 18, 2022, leaving a Last Will and Testament (the "Will") admitted to probate in Docket No. 22P2222 in the Probate Court for Davidson County, Tennessee, wherein Aria Bell, a daughter of Decedent, is appointed as Personal Representative of Decedent's estate. The Will contains, among other things, broad powers granted to Personal Representative in reference to management and sale of Decedent's real property. The sole beneficiaries of Decedent pursuant to the Will are Aria Bell and Alayla Bell, adult daughters of Decedent.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2206A Cabin Hill Road, Nashville, TN 37214
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 29th day of June, 2023.

The Estate of Tiger Bell, Grantor

By: _____
Aria Bell, Personal Representative

_____
Aria Bell, Individually, Grantor

_____
Alayla Bell, Individually, Grantor

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Aria Bell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged herself to be the duly appointed and acting Personal Representative of the Estate of Tigar Bell, deceased, a bargainor herein, and in my presence executed the within instrument for and on behalf of said bargainor by signing the name of bargainor by herself as the Personal Representative thereof, and further upon oath acknowledged that she did so as her free act and deed for the purposes therein contained, being duly authorized so to do.

WITNESS my hand and seal this 29th day of June, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 3.8.2025

STATE OF TENNESSEE NOTARY PUBLIC TRACEY THUMPHOUR WILSON COUNTY

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Aria Bell and Alayla Bell, bargainors herein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who in my presence executed the within instrument and upon oath acknowledged that they did so as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 29th day of June, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 6.9.2026

STATE OF TENNESSEE NOTARY PUBLIC Kimberly Rogers County of Wilson

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 30th day of June, 2023.

_____ 06/30/2023
Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 30th day of June, 2023.

Commission Expires: 09/02/2024

_____
Notary Public

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT. 2, 2024