WARRANTY DEED

Karen Johnson Davidson County
Batch# 1063598 DEEDWARR
10/23/2023 09 17 05 AM 2 pgs
Fees $13 00 Taxes $11,100 00

20231023-0082700

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $3,000,000 00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 10/20/2023

NOTARY PUBLIC

MY COMMISSION EXPIRES

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4307

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Byron Stephens and Sara Stephens	NEW OWNER	116-07-0-025-00
214 Lynnwood Terrace		
Nashville, TN 37205		

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,

Mary Kay Graves, a married woman

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

Sara Stephens and Bryon Stephens, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, beginning at a point in the easterly margin of Lynwood Terrace, which point is 53 feet North of the corner of lots nos 11 and 12 in said plan; thence in an easterly direction, in a straight line, 225 feet more or less to a point in the westerly margin of a 30 foot alley or court, being the easterly corner of said lots nos 11 and 12; thence continuing in the same direction 15 feet to the center of said alley or court; thence southerly with the center of said alley or court, 290 1/2 feet more or less to the margin of Lynwood Terrace, thence with the said margin of Lynwood Terrace, northerly and in a curved line 350 feet more or less to the beginning point.

Being the same property conveyed to Mary Kay Graves, a married person by Warranty deed from Theodore G. Vaughan and wife, Debra L. Vaughan of record in Instrument No 20000712-0069075 Register's Office for Davidson County, Tennessee, dated June 29, 2000 and recorded on July 12, 2000

Richard Graves joins in the execution of this instrument for the purpose of conveying his interest, marital or otherwise, in the above described property

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 214 Lynnwood Terrace Nashville, TN 37205

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on October 20, 2023.

Mary Kay Graves

Richard Graves

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Mary Kay Graves and Richard Graves, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 20, 2023

Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2023-4307

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027