Send tax bills to:
RICKY O. STEVENSON AND CARL W. DEMONBREUN
413 FREDA VILLA
MADISON, TN 37115

Name and address of new owner:
RICKY O. STEVENSON AND CARL W. DEMONBREUN
413 FREDA VILLA
MADISON, TN 37115

Karen Johnson Davidson County
Batch# 1076353 DEEDWARR
11/29/2023 09:52:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231129-0092003

This instrument prepared by:
REGINALD HARRION, ATTORNEY AT LAW
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Recordation Requested By/Return to:
FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850
File No. 2023-09-177

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Map parcel number: 051-11-0-052.00

WARRANTY DEED

This Deed executed this 17 day of November 2023, for good consideration, I (We) **RICKY O. STEVENSON and CARL W. DEMONBREUN,** (erroneously known as Carl W. Demonbreum) married to each other, who acquired title as single persons, whose mailing address is 413 FREDA VILLA , MADISON, TN 37115, hereby bargain, deed, and convey to **RICKY O. STEVENSON and CARL W. DEMONBREUN, MARRIED TO EACH OTHER, AS TENANTS BY THE ENTIRETY,** whose mailing address is 413 FREDA VILLA, MADISON, TN 37115, the following described land in DAVIDSON County, to wit:

All that 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. 85 on the Plan of Oakland Acres,

Section 10, as of record in Plat Book 2900, Page 140, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.
All matters as set forth per Plat Book 2900, Page 140, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4084, Page 501, said Register's Office.

Being the same property conveyed to Ricky O Stevenson and Carl W Demonbreum by Warranty Deed dated February 17, 2012 and recorded as Instrument Number 20120228-0017136, in the Register's Office for Davidson County, Tennessee.

APN: 051-11-0-052.00
Property Address: 413 FREDA VILLA , MADISON, TN 37115
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 17 day of November 20 23.

RICKY O. STEVENSON

CARL W. DEMONBREUN

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 17 day of November 2023, before me personally appeared **RICKY O. STEVENSON AND CARL W. DEMONBREUN,** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

Notary Public
My Commission Expires: 11/2/2026

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, ~~whichever is greater is~~ is $ 0, ~~which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit~~. VR

Signature of Affiant

STATE OF Tennessee

COUNTY OF Sumner

Sworn to before me this 17 day of November, 20 23.

Notary Public

My Commission Expires: 11/2/2026

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

Tennessee Certification of Electronic Document

I, Melinda Alban, 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 11-17-23 (date of document).

Melinda Alban
Affiant Signature

11-29-23
Date

State of Maryland

County of Montgomery

Sworn to and subscribed before me this 29th day of November, 2023.

Victoria Lee Robinson
Notary's Signature

MY COMMISSION EXPIRES: 1-14-2024

NOTARY'S SEAL

VICTORIA LEE ROBINSON
Notary Public
Prince George's County, Maryland
My Commission Expires 1/14/2024