Karen Johnson Davidson County
Batch# 1091634 DEEDWARR
01/22/2024 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20240122-0003274

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12 day of January, 2024.

Notary Public

My Commission Expires: 9-21-26

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY (Affix Seal)

2023-12-1383

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Patrick J. Guzbaddo 813 Bolton Drive Nolensville, TN 37135	OWNER	Map/Parcel 186-03-0A-034.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mark David Stevens and Cheryl Ann Stevens, Trustees of the Stevens Family Trust dated April 19, 2016**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Patrick J. Guzbaddo, an unmarried man**, hereinafter called the GRANTEE, his heirs and assigns, 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. 34 on the Plan of Final Plat of Burkitt Commons, Phase 3 of record in Plat at Instrument No. 20210112-0005106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Regent Homes LLC, a Tennessee limited liability company by Special Warranty deed from Newco-Burkitt LLC, a Tennessee limited liability company of record in Instrument No. 20160421-0039019 Register's Office for Davidson County, Tennessee, dated April 20, 2016 and recorded on April 21, 2016.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company by Quitclaim deed from Newco-Burkitt LLC, a Tennessee limited liability company and Burkitt Commons LLC, a Tennessee limited liability company of record in Instrument No. 20160421-0039022 Register's Office for Davidson County, Tennessee, dated April 20, 2016 and recorded on April 21, 2016.

Being the same property conveyed to Mark David Stevens, Trustee and Cheryl Ann Stevens, Trustee by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220608-0065615 Register's Office for Davidson County, Tennessee, dated June 03, 2022 and recorded on June 08, 2022.

This conveyance is subject to the following: Davidson County property taxes for the year 2024 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 813 Bolton Drive, Nolensville, TN 37135.

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, his heirs and assigns forever; and the GRANTORS, do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Effective the 10 day January, 2024.

Stevens Family Trust dated April 19, 2016

By: _____
Mark David Stevens, Trustee

By: _____
Cheryl Ann Stevens, Trustee

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Mark David Stevens and Cheryl Ann Stevens, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustees of the Stevens Family Trust dated April 19, 2016, the within bargainor, and that they as such Trustees, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing their name as Trustees of the Stevens Family Trust dated April 19, 2016.

Witness my hand, at office, this 10 day of January, 2024.

_____
Notary Signature
My commission expires: 6-14-2024

JACOB ALEXANDER
Notary Public - California
Los Angeles County
Commission # 2328740
My Comm. Expires Jun 14, 2024

WHEN RECORDED RETURN TO
Momentum Title, LLC
271 Robert Rose Dr
Murfreesboro, TN 37130
File No: 7-2579-KP

- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 1/12/24 (date of document).

Emma Howard

Affiant Signature

Date: 1/12/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of January, 2024.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

