WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

JM-KW-24-711

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1103471
02/22/2024 10:07:26 AM
Fees: $13.00 Taxes: $1,256.15

Davidson County
DEEDWARR
2 pgs

20240222-0012135

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Alicia M. Griffith	**NEW OWNER**	
(NAME)	(NAME)	**043-05-0-236.00**
3560 Brick Church Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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 consideration, the receipt of which is hereby acknowledged, **MICHAEL R. STEVENSON, JR., AN UNMARRIED MAN AND RICHARD STEVENSON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALICIA M. GRIFFITH, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 the North 90 feet of Lot No. 18 of Block "B", on the map of Cedarcrest Estates, as of record in Plat Book 974, Page 15, in the Register's Office for Davidson County, Tennessee.

Said part of Lot fronts 90 feet on the West side of Delaware Avenue and runs back between parallel lines and along the South margin of Roosevelt Street, 191.5 feet to a deadline in the rear.

Being the same property conveyed to Michael R. Stevenson, Jr., an unmarried man, and Richard Stevenson, a married man, joint tenants with rights of survivorship, by Warranty Deed from Jamie Wilson McCulloch, unmarried of record in Instrument No. 20190424-0037655 Register's Office for Davidson County, Tennessee, dated April 22, 2019 and recorded on April 24, 2019.

Michael Richard Stevenson and Michael R. Stevenson, Jr. make reference to both one and the same individual.

The subject property was not the marital residence of the grantor.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record in Plat Book 974, Page 15, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **711 Delaware Avenue, Madison, Tennessee 37115**.

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), their heirs and 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), 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/our hand(s) this the 16th DAY OF FEBRUARY, 2024.

Michael R. Stevenson, Jr.

Richard Stevenson by Michael Richard Stevenson as attorney-in-fact
Richard Stevenson
by Michael Richard Stevenson as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL R. STEVENSON, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of February, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL RICHARD STEVENSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RICHARD STEVENSON, and who acknowledged he/she/they executed the same as the free act and deed of the said RICHARD STEVENSON.

Witness my hand and official seal, this the 16th of February, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212