Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville

WARRANTY DEED

Karen Johnson
Batch # 1107704
03/06/2024 10:23:35 AM
Fees: $13.00 Taxes: $5,365.00

Davidson County
DEEDWARR
2 pgs

20240306-0015533

BS-BNA-24-5420-6

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 06, 2027

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel Stephenson and Hannah Stephenson	NEW OWNER	
(NAME)	(NAME)	160-08-0C-006.00-CO
5420 Trousdale Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **BNA DEVELOPMENT LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL STEPHENSON AND HANNAH STEPHENSON, HUSBAND AND WIFE,** 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 Lot No. 6 on the Plan of Final Plat, Brentwood Branch, Cluster Lot Subdivision of record in Plat at Instrument No. 20210225-0023477, 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 BNA Development LLC by Warranty Deed from Michael Yates and wife Sharon K. Yates of record in Instrument No. 20180316-0025083 Register's Office for Davidson County, Tennessee, dated March 15, 2018 and recorded on March 16, 2018.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20210225-0023477, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210331-0042636, Register's Office for Davidson County, Tennessee
- Charter of The Brooks at Crieve Hall Homeowners' Association, Inc. of record in Instrument Number 20210427-0055759, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 118, Register's Office for Davidson County, Tennessee. (**Reg. Broadwell Acres**)
- Restrictions of record in Book 2880, Page 353, in the Register's Office for Davidson County, Tennessee,(**Reg. Broadwell Acres**)
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 390, Register's Office for Davidson County, Tennessee. (**Reg. Maxwell Crossing**)
- Open Space and Drainage Area Easements, Roadway Maintenance and Water Service Line Agreement and Declaration of Restrictive Covenants of record in Book 6867, Page 597, in the Register's Office for Davidson County, Tennessee. (**Reg. Maxwell Crossing**)
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6827, Page 565, in the Register's Office for Davidson County, Tennessee. (**Reg. Maxwell Crossing**)
- Subject to rights of others in and to the common areas and/or elements. (**Reg. Maxwell Crossing**)
- Sanitary Sewer Easements of record in Book 4940, Page 820, Book 6827, Page 559, Book 7042, Page 208, Book 8765, Page 624, in the Register's Office for Davidson County, Tennessee.
- Metropolitan Government of Nashville and Davidson County Ordinance No. BL2006-1158.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20181127-0115791, in the 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: 5420 Trousdale Dr, Nashville, Tennessee 37220.

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 4th DAY OF MARCH, 2024.

BNA Development LLC

BY:_____
Richard Davis
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD DAVIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of BNA DEVELOPMENT LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th of March, 2024.

_____
Notary Public
My Commission Expires: 5-5-25
(SEAL)



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