This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $464,000.00.

Affiant

Subscribed and sworn before me this the 24th day of April, 2024.

Notary Public
My commission expires: 9-9-2026

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Karen Johnson Davidson County
Batch# 1126889 DEEDWARR
04/25/2024 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,716.80
20240425-0029849

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Larry Price, Jr. 3853 Scotwood Drive Nashville, TN 37211	NEW OWNERS	133-12-0 248.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN T. STEVENS, SINGLE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CIERRA PRICE AND LARRY PRICE JR, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 131 on the plan of Section 3, Greenwood Hills, of record in Book 5050, Page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 131 fronts 55.00 feet on the southwesterly margin of Scotwood Drive and extends back 165.3 feet on the southeasterly line and 151.8 feet on the northwesterly line to a dead line in the rear, measuring 76.50 feet thereon.

Being the same property conveyed to John T. Stevens et ux Elizabeth H. Stevens by Warranty Deed dated 08/30/1978, from Theodore H. Pailet, Trustee, of record in Book 5333, Page 640, Register's Office for Davidson County, Tennessee.

The said Elizabeth H. Stevens having since died on 7/02/2020, leaving John T. Stevens the sole surviving tenant by the entirety.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3853 Scotwood Drive, Nashville, TN 37211.

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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 24th day of April, 2024.

John T. Stevens

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John T. Stevens, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of April. 2024.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202404250029849

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 4/24/24 (date of document)

Regina Sullo

Affiant Signature

April 25, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 25th day of April, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

