PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch # 1136087 DEEDWARR
05/16/2024 02:14:59 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20240516-0036464

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 63631
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Natalie Slone Walter Everton 503 Stevenson Street Nashville, TN 37209	Legacy Home Loans, LLC dba Steadfast Mortgage, ISAOA/ATIMA 1036 Stearman Dr.; Ste 6 White House, TN 37188

TAX MAP PARCEL NUMBERS: 091132Z00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$400,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew Jones, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Natalie Slone, an unmarried woman, and Walter Everton, an unmarried man, as joint tenants with right of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit A as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 503 Stevenson Street, of record in Instrument No. 20220622-0070918, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew Jones, by Warranty Deed from Music City Financial, LLC, dated December 19, 2023 and recorded on December 20, 2023, of record in Instrument No. 20231220-0098155, Register's Office for Davidson County, Tennessee.

Subject property is not now, nor has ever been the marital residence of Grantor.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan of record in Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20220622-0070918, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20220622-0070918, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. All Matters shown on Book 332, page 127, said Register's Office.

This is improved property, known as 503A Stevenson Street, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of May, 2024.

Matthew Jones

State of Tennessee

County of Davidson

On this 15th day of May, 2024, before me the undersigned authority, personally appeared Matthew Jones, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $400,000.00.

Affiant

Sworn and subscribed before me this 15th day of May, 2024.

Notary

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024