THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
W. Warner McNeilly, III
214 Second Ave. North, Suite 300
Nashville, TN 37201
(615) 255-2191

Karen Johnson Davidson County
Batch# 1141623 DEEDWARR
06/03/2024 01:35:30 PM 4 pgs
Fees: $23.00 Taxes: $2,793.50
20240603-0041195

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL #:
SHARON HILL PARTNERS, LLC 2950 Primrose Circle Nashville, TN 37212	SAME	11703011100

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the actual consideration or the value of the property transferred is $755,000.

Affiant

31 SUBSCRIBED AND SWORN to before me by CAITLIN McKEIGHEN this 31 day of May, 2024.

Notary Public
My Commission Expires: 5/9/26

FOR AND IN CONSIDERATION of the sum of Seven Hundred Fifty-Five Thousand Dollars ($755,000.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, FREDERICK R. STEPHENS,

TRUSTEE OF THE FREDERICK R. STEPHENS TRUST dated July 9, 2021, hereinafter "GRANTOR," have this day bargained and sold and do hereby transfer and convey unto SHARON HILL PARTNERS, LLC, a Tennessee limited liability company, its successors and assigns, hereinafter "GRANTEE," a certain parcel of real estate in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, said real estate, with the appurtenances, estate, title and interest thereto belonging, to GRANTEE, its successors and assigns forever. GRANTOR covenants that he is lawfully seized and possessed of said interest in said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for those matters shown in Exhibit A.

GRANTOR further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons except as herein stated.

WITNESS my hand this 31 day of May, 2024.

Frederick R. Stephens

FREDERICK R. STEPHENS, TRUSTEE OF THE FREDERICK R. STEPHENS TRUST dated July 9, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared FREDERICK R. STEPHENS with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Trustee of the Frederick R. Stephens Trust dated July 9, 2021 and that he as such Trustee executed the within instrument for the purposes therein contained.

Witness my hand this 31 day of May, 2024.

NOTARY PUBLIC

My Commission Expires:
5/9/26

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

EXHIBIT A

Land in Davidson County, Tennessee being Lot No. 5 on the Plan of Sharon Hill Circle as of record in Book 1424, Page 115, Register's Office for Davidson County, described as follows:

Beginning at a point on the westerly side of Sharon Hill Circle, the same being the common corner of Lots Nos. 5 and 6 of said subdivision; thence in a northwesterly direction with the dividing line between said Lots 5 and 6, 156 feet to a point; thence north 3° 30' east 156 feet to a point; thence south 78° 36' east 131.2 feet to a point, the same being a common corner of Lots 4 and 5 of said Subdivision; thence with the dividing line between Lots 4 and 5 southerly 201.5 feet to a point in the northerly margin of Sharon Hill Circle; thence to the right and with the margin of Sharon Hill Circle, 55.4 feet to the point of beginning.

Being the same property conveyed to Frederick R. Stephens, Trustee of the Frederick R. Stephens Trust dated July 9, 2021 by Quitclaim Deed of record in Instrument Number 20210712-0093426, R.O.D.C.

This is property known as 2915 Sharon Hill Circle, Nashville, TN 37215.

Said property is subject to the following:

1. Taxes for the year 2024, a lien not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Sharon Hill Circle as recorded in Book 1424, Page 115, R.O.D.C.

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 May 31, 2024.

Signature
Date: May 31, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 31st day of May, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025