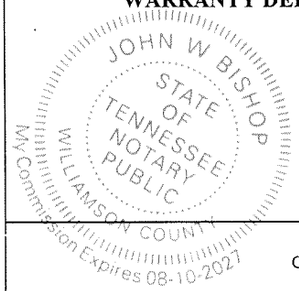
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $445,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/08/2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 1581-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Kristin L. Martin and Walter H. Martin	**Legacy Home Loans, LLC dba Steadfast Mortgage**	141-12-0D-102.00-CO
353 Radford Court	408 Highway 76	
Chester Heights, PA 19342	White House, TN 37188	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Donald Dale Stephens, Jr, Trustee of Donald Dale Stephens, Jr. Revocable Living Trust dated August 18, 2014, and Cora Jonelle Edwards Stephens, Trustee of Cora Jonelle Edwards Stephens Revocable Living Trust dated August 18, 2014

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kristin L. Martin and Walter H. Martin, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tennessee, and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 102 (and driveway serving said lot) on the Plan of Third Revision, Morton Mill Estates of record in Plat Book 7900, Page 561, 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 the same property conveyed to Donald D. Stephens and Jonelle E. Stephens, husband and wife by Warranty Deed from John William Hite, IV, a married man of record in Instrument No. 20200429-0044483 Register's Office for Davidson County, Tennessee, dated April 27, 2020 and recorded on April 29, 2020.

Being the same property conveyed to Donald Dale Stephens, Jr., Trustee of the Donald Dale Stephens, Jr. Revocable Living Trust dated August 18, 2014, and Cora Jonelle Edwards Stephens, Trustee of the Cora Jonelle Edwards Stephens Revocable Living Trust dated August 18, 2014 by Quitclaim Deed from Donald D. Stephens, Jr., and Cora Jonelle Edwards Stephens (a/k/a Jonelle E. Stephens) of record in Instrument No. 20220808-0089617 Register's Office for Davidson County, Tennessee, dated May 05, 2022 and recorded on May 08, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

Karen Johnson Davidson County
Batch# 1257948 DEEDWARR
04/11/2025 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20250411-0027267

This is property known as 102 Morton Mill Circle Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on April 8, 2025.

Donald Dale Stephens, Jr. Revocable Living Trust dated August 18, 2014

By: Donald Dale Stephens, trustee
Donald Dale Stephens, Jr, Trustee

Cora Jonelle Edwards Stephens Revocable Living Trust dated August 18, 2014

By: Cora Jonelle Edwards Stephens, trustee
Cora Jonelle Edwards Stephens, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Donald Dale Stephens, Jr., Trustee of the Donald Dale Stephens, Jr. Revocable Living Trust dated August 18, 2014, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this April 8, 2025.

Notary Public

My Commission Expires: 9-20-28

PATRICIA KRYSTAL SUMMERS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Cora Jonelle Edwards Stephens,Trustee of the Cora Jonelle Edwards Stephens Revocable Living Trust dated August 18, 2014, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this April 8, 2025.

Notary Public

My Commission Expires: 9-20-28

PATRICIA KRYSTAL SUMMERS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

File #: 1581-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

True Copy Certification

I, **Tammy Carney,** 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 this the 8 day of April, 2025.

Affiant Signature
Date 4-8-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8 day of April, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027