WARRANTY DEED

Karen Johnson Davidson County
Batch# 1282108 DEEDWARR
06/06/2025 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20250606-0044795

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/14/28
(AFFIX SEAL)

LILLIAN EATMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lifford Lee Lancaster and Joy Lynn Stephens	Kind Lending, LLC	Parcel ID: 026 09 0 034.00
(NAME) 219 Cima Dr.	(NAME) 4 Hutton Centre Dr, Suite 1000	
(ADDRESS) Goodlettsville, TN 37076	(ADDRESS) Santa Ana, CA 92707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Barbara Ruth Gibson Stephens, Trustee of the Barbara Ruth Gibson Stephens Trust, uad April 10, 2018**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lifford Lee Lancaster and Joy Lynn Stephens, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a 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. 25, on the Plan of Section 5, Clark Place, of record in Book 2331, Page 159, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barbara Ruth Gibson Stephens, Trustee of the Barbara Ruth Gibson Stephens Trust, UAD April 10, 2018 by Deed dated July 26, 2021 from Barbara Ruth Gibson Stephens, Trustee of the Barbara Ruth Gibson Stephens Trust, UAD April 10, 2018, who erroneously acquired title as Trustee of the Barbara Ruth Gibson Stephens Trust, UAD October 9, 2015, recorded August 16, 2021, in Instrument Number 20210816-0110602, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 219 Cima Dr., Goodlettsville, TN 37076

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 and assigns forever; and we do covenant with 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 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 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 our hands this 5th day of June, 2025

Barbara Ruth Gibson Stephens Trust, uad April 10, 2018 dated April 10, 2018

BY: Barbara Ruth Gibson Stephens Trustee

Barbara Ruth Gibson Stephens, Trustee

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Barbara Ruth Gibson Stephens, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Trustees of the Barbara Ruth Gibson Stephens Trust, uad April 10, 2018 dated April 10, 2018, ,the within named bargainor, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~21st~~ 5th day of ~~May~~ June, 2025.

Notary Public

My Commission Expires: 5/14/29

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 6/5/25 (date of document).

Affiant Signature

6/5/25
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 5th day of June, 20 25.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202506060044795