Karen Johnson Davidson County
Batch# 1285340 DEEDWARR
06/17/2025 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20250617-0047630

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
Ste. 290
Brentwood, TN 37027
B-25-2793

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of June, 2025

Notary Public

Commission Expires: 9/13/28

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nathan Yates and Erin Yates 2826-B Bronte Avenue Nashville, TN 37216	Ascend Federal Credit Union 520 Airpark Drive Tullahoma, TN 37388	072 10 2X 002.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Walter Earnest Stephens III and Laurie Pouzar Stephens, Trustees of the Walter and Laurie Stephens Revocable Trust dated February 1, 2013

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nathan Yates and Erin Yates, 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 Unit No. B on the Plan of Bronte Cottages, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20221020-0114263, as amended in Instrument Number 20230630-0050241, 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 part of the same property conveyed to Walter Stephens and wife, Laurie Stephens, by deed from Brandon Crawford and wife, Andrea Crawford, dated April 24, 2015, and of record in Instrument Number 20150508-0042184, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Walter Earnest Stephens III and Laurie Pouzar Stephens, Trustees of the Walter and Laurie Stephens Revocable Trust, dated 2/1/2013, by quitclaim deed from Walter Stephens and wife, Laurie Stephens, dated August 23, 2019 and of record in Instrument No. 20190919-0094898 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2826-B Bronte Avenue, Nashville, TN 37216

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 so 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.

Dated this the 13th day of June, 2025.

Walter and Laurie Stephens Revocable Trust dated February 1, 2013

Walter Earnest Stephens III, Trustee

Laurie Pouzar Stephens, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of June, 2025, before me personally appeared Walter Stephens, Laurie Stephens and Walter Earnest Stephens III and Laurie Pouzar Stephens, Trustees of the Walter and Laurie Stephens Revocable Trust dated February 1, 2013, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of June, 2025.

Notary Signature
My commission expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 June 13th 2025.

Affiant Signature – Joshua A. Terry

6/16/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/16/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27