Karen Johnson Davidson County
Batch# 1287373 DEEDWARR
06/20/2025 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20250620-0048359

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2025 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
File No. AP-25-9863	

VERONICA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lincoln Richardson	NEW OWNER	
(NAME)	(NAME)	
5700A Burgess Avenue		103-02-1D-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Megan Stevens and Matthew Stevens, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lincoln Richardson, a single man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 5700A of Oceola Drive Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Oceola Drive Townhomes, a Horizontal Property Regime, of record in Instrument No. 20200304-0023544 and Amendment in Instrument No. 20211115-0151511, in the Register's Office for Davidson County, Tennessee and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Megan Renee Noseda, an unmarried woman and Matthew Stevens, unmarried man, joint tenancy with right of survivorship by Warranty Deed from Nashvillage, LLC, a Nevada limited liability company of record in Instrument No. 20211123-0155697 Register's Office for Davidson County, Tennessee, dated November 17, 2021 and recorded on November 23, 2021 and also Scrivener's Affidavit is recorded on March 03, 2022 in Instrument Number 20220303-0024253. Megan Renee Noseda and Matthew Stevens having since married and Megan Renee Noseda is now known as Megan Stevens.

This is property more commonly known as 5700A Burgess Avenue, Nashville, TN 37209
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THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 17th day of June, 2025.

Megan Renee Stevens

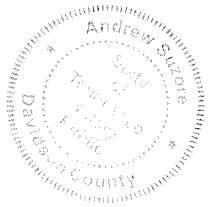
Matthew Stevens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of June, 2025, before me personally appeared Megan Renee Stevens and Matthew Stevens, 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 17th day of June, 2025.

Notary Signature
My commission expires: May 8, 2028



Certificate of Authenticity

I, Drusilla Bryant, 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 6-17-25.

Drusilla Bryant
Affiant Signature

6-17-25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 17th day of June, 25.

Notary's Signature

My Commission Expires: _____

Notary's Seal

LATASHA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires 9/27/2026