Karen Johnson Davidson County
Batch# 1288287 DEEDWARR
06/23/2025 08:09:30 AM 4 pgs
Fees: $23.00 Taxes: $2,016.50
20250623-0048685

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF SUMNER} The actual consideration or value, whichever is greater for this transfer is $545,000.00 Affiant Subscribed and sworn to before me This 20th day of June 2025. Notary Public My Commission Expires: 03/03/2026

RINI FARRELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-03-2026

Address New Owners as:	Tax Bill To:	Map / Parcel
William and Leslie Stevens 7061 Bridgeport Drive Nashville, TN 37221	**New Owners**	**126160A2300CO**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16360

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Donna P. Boyd and Peter G. Boyd, married** (hereinafter referred to as "Grantors") have bargained and sold, and by these presents does transfer and convey unto **William Stevens and Leslie Stevens, husband and wife,** (hereinafter referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 414 on the Plan of Final Plat of Riverwalk Phase 2A, Section 1 of record in Instrument No. 20031014-01581989, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Donna P. Boyd and spouse, Peter G. Boyd, by deed of record in Instrument No. 20240311-0016858, Register's Office for Davidson County, Tennessee.

This improved property is commonly known as 7061 Bridgeport Drive, Nashville, TN 37221.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Taxes for 2025 and subsequent years, a lien not yet due and payable.
2. 2024 Davidson County Property taxes show PAID in the amount of $2,587.43 for Map/Parcel 126160A2300CO.
3. Covenants of record in Instrument No. 20040430-0049313 and 20040506-0051985, said Register's Office.
4. Stormwater Detention Agreement of record in Instrument No. 20040826-0103240, said Register's Office.
5. Subject to all matters as disclosed on plat of record in Instrument No. 20031014-0151989, said Register's Office.
6. Deed to Riverwalk HOA of record in Instrument No. 20071220-0145869, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantees forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their successors, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 19 day of June 2025.

GRANTORS:

Peter G. Boyd

Donna P. Boyd

STATE OF TENNESSEE}
COUNTY OF Davidson}

On this 19 day of June, in the year 2025, before me the undersigned, personally appeared Peter G. Boyd personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 19 day of June, 2025.

Josephine R. Clark
Notary Public

My Commission Expires: 1.24.29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

STATE OF TENNESSEE}
COUNTY OF Davidson}

On this 19 day of June, in the year 2025, before me the undersigned, Donna P. Boyd personally appeared, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 19 day of June, 2025.

Josephine R. Clark
Notary Public

My Commission Expires: 1.24.29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 19, JUNE 2025.

Custodian's Signature — Date: 06/20/2025

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 20 day of JUNE 2025.

Notary Public

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 06. 14. 25