This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24479-AP

Karen Johnson Davidson County
Batch# 1312907 DEEDWARR
08/20/2025 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20250820-0066778

STATE OF TENNESSEE
COUNTY OF Williamson

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of August, 2025.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Faith Elizabeth Likes Parker Daniel Pearce 5016 English Village Dr. Nashville, TN 37211	CMG Mortgage, Inc. dba CMG Home Loans 3160 Crow Canyon Road 400 San Ramon, CA 94583	161-10-0A-100-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Heather N. Stevens and Nicholas Stevens, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Faith Elizabeth Likes, an unmarried woman and Parker Daniel Pearce, an unmarried man**, hereinafter called the Grantee(s), his/her/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. 188 on the Plan of Villages of Brentwood, Phase 2; a Planned Unit Development, as of record in Plat Book 6250, page 169, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Heather N. Stevens and Nicholas Stevens, wife and husband by Warranty Deed from Kelly Lynne Daley, unmarried, dated June 24, 2015, recorded June 26, 2015, of record in Instrument No. 20150626-0061705, Register's Office for Davidson County, Tennessee.

This is improved property located at: **5016 English Village Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of August, 2025.

GRANTOR:

Heather N. Stevens

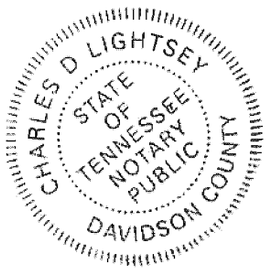
Nicholas Stevens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Heather N. Stevens and Nicholas Stevens, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of August, 2025.

Notary Public
My Commission expires: 3/3/26



Certificate of Authenticity

I, Spencer Gross, 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 August 14th, 2025.

Affiant Signature

August 14th, 2025
Date

State of Tennessee
County of Williamson
Sworn to and subscribed before me this
20th day of August, 2025.

Notary's Signature

My Commission Expires:
Notary's Seal (if on paper)

