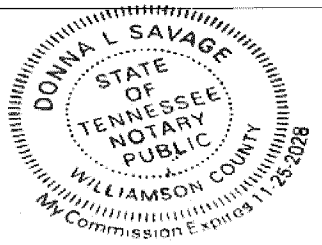
Karen Johnson Davidson County
Batch# 1312920 DEEDWARR
08/21/2025 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,209.90
20250821-0066794

Warranty Deed



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $327,000.00

Affiant

Subscribed and sworn to before me, this the 18th day of August, 2025

Notary Public

My commission expires: 11-25-2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers
Olivia Bentley	Same	131-05-0B-330.00-CO
330 Summit Ridge Circle	new owner	
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FAYE TEVEBAUGH, A WIDOW**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OLIVIA BENTLEY, UNMARRIED,** 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 330 of Four Seasons Condominium, a Horizontal Property Regime, pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5050, Page 30, and shown as Exhibit "D" to the Master Deed of record in Book 6841, Page 349, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Faye Tevebaugh by Warranty Deed from Ketsia B. Pierre, Unmarried of record in Instrument No. 20120629-0057097 Register's Office for Davidson County, Tennessee, dated June 27, 2012 and recorded on June 29, 2012.

Being the same property conveyed to Faye Tevebaugh and Husband, Hal Tevebaugh by Quitclaim Deed from Faye Tevebaugh, Married of record in Instrument No. 20130211-0014092 Register's Office for Davidson County, Tennessee, dated February 11, 2013 and recorded on February 11, 2013.

Hal Tevebaugh deceased on November 8, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 330 Summit Ridge Circle, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of August, 2025.

Faye Tevebaugh

Faye Tevebaugh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Faye Tevebaugh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of August, 2025.

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

Notary Public

My Commission Expires: 1·22·29

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 8-18-2025.

Date

Affiant Signature

8-18-2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18th day of August, 2025.

Notary's Signature

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029

My Commission Expires: _____

Date

Notary's Seal