Karen Johnson Davidson County
Batch# 1316709 DEEDWARR
08/29/2025 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20250829-0069583

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Jessica Marie Witherington
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHLEEN HALE MCCLELLAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 11-14-2026

02-NSH25-09843

Address of New Owner:	Send Tax Bills to:	Tax Information:
Aubrey M. Witherington, IV and Jessica M. Witherington 2505 Prairie Hill Drive Antioch, TN 37013	NEW OWNER	182-15-0B-074.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Terry Stepp and Brittany Stepp, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jessica M. Witherington and Aubrey M. Witherington, IV, a married couple,** hereinafter called the Grantees, their successors 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. 74, on the plan of Final Plat Clover Glen, Phase 2, as shown on plat of record in Instrument 20190221-0015860, Register's Office for Davidson County, reference to which is hereby made for a more complete description.
>
> Being the same property conveyed to Terry Stepp husband, Brittany Stepp and wife by Special Warranty Deed from Meritage Homes of Tennessee Inc., an Arizona corporation of record in Instrument No. 20200923-0109111 Register's Office for Davidson County, Tennessee, dated September 18, 2020 and recorded on September 23, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2505 Prairie Hill Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28th day of August, 2025

Terry Stepp

Brittany Stepp

STATE OF TENNESSEE

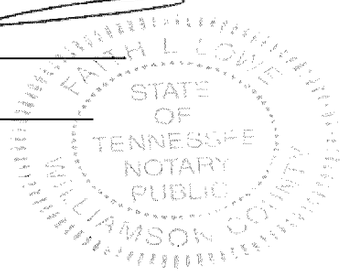
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Terry Stepp and Brittany Stepp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 28th day of August, 2025.

Notary Public

My Commission Expires: 05/16/29



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 8/28/25.

Date

Affiant Signature

8/28/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of August, 25.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

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