WARRANTY DEED

Karen Johnson
Batch # 1319952
09/08/2025 02.05 52 PM
Fees $13 00 Taxes $1,431 90

Davidson County
DEEDWARR
2 pgs

20250908-0071656

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 6-28-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF SEPTEMBER, 2025

Notary Public

MY COMMISSION EXPIRES 5/8/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Teresa Gail Stephens	CMG Mortgage	188-10-0E-001 00
(NAME)	(NAME)	
1505 Winding Creek Drive	3160 Crow Canyon Rd #400	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **William Bryce Steyer, married,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Teresa Gail Stephens, an unmarried woman,** hereinafter called the GRANTEE(S), her 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 Unit A of 157 Carothers Crossing Townhomes, as shown on the site plan attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for 157 Carothers Crossing Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No 20170831-0089491, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Bryce Steyer by Warranty Deed from Patricia Silvers, a married woman, dated 11/19/2020, of record in Instrument No. 20201123-0137366, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record

unimproved ☐

This is improved ☒ 1505 Winding Creek Drive, Nolensville, TN 37135
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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

TAYLOR STEYER, WIFE OF WILLIAM BRYCE STEYER, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST SHE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HER MARITAL STATUS OR OTHERWISE.

Effective the 3rd day of September, 2025.

William Bryce Steyer by William Joseph Steyer, his Attorney-in-Fact

Taylor Steyer by William Joseph Steyer, her Attorney-in-Fact

State of Tennessee
County of Williamson

On this 3rd day of September, 2025, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared William Joseph Steyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of William Bryce Steyer and Taylor Steyer, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument 20250908 0071655, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 3rd day of September, 2025

Notary Public.
My Commission Expires: 3/9/2027

JOHN M WELLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. B-ELAM-25-1505