Prepared by
Record and Return To
Rudy Title and Rosenthal Title, Inc
[illegible] Hills Blvd , Suite 130
[illegible] TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1332258 DEEDWARR
10/09/2025 10 38 29 AM 2 pgs
Fees $13 00 Taxes $1,783 40

20251009-0080719

JM-FC-25-241

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $482,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF OCTOBER, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

CARLIE VAN HUIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Roland Hall Stevens, IV	**Same As New Owner**	
(NAME)	(NAME)	**128-10-0-083.00**
241 New Sawyer Brown Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 consideration, the receipt of which is hereby acknowledged, **THOMAS J. DAVIS AND ALISON DAVIS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROLAND HALL STEVENS, IV, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 112 on the Plan of Stacy Square, Section 3 of record in Book 4175, Page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to Thomas J. Davis and Alison Davis, husband and wife by Warranty Deed from John W Crow, II, Administrator of Estate of Christopher Clark Hoover of record in Instrument No 20241127-0092904 Register's Office for Davidson County, Tennessee, dated November 25, 2024 and recorded on November 27, 2024

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years
- Plan of record in Plat Book 4175, Page 154, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4467, Page 85, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **241 New Sawyer Brown Rd, Nashville, Tennessee 37221**.

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), their heirs and 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 land to the said GRANTEE(S), 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/our hand(s) this the 8th DAY OF OCTOBER, 2025

Thomas J. Davis

Alison Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th of October, 2025.

Notary Public
My Commission Expires _____
(SEAL)

SYDNEY GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th of October, 2025

Notary Public
My Commission Expires _____
(SEAL)

SYDNEY GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212