Karen Johnson Davidson County
Batch# 1342330 DEEDWARR
11/05/2025 03:38:30 PM 4 pgs
Fees: $23.00 Taxes: $4,810.00
20251105-0088337

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 38910-09-2025** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00.<br>Affiant<br>Subscribed and sworn to before me this 3rd day of November, 2025.<br>Notary Public<br>My Commission Expires: 7-7-2027 |

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Jackson Riggs Stephenson III, Co-Tst<br>Carolyn Smith Stephenson, Co-Trustee<br>752 Greeley Drive<br>Nashville, TN 37205 | New Owners | Map and Parcel No.:<br>1021600800 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **A.B. Neil, III, Executor of The Estate of Frances Ladd Neil, deceased** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jackson Riggs Stephenson III, and Carolyn Smith Stephenson, as Co-Trustees of the Stephenson Family Trust U/A/D March 14, 2018, as Amended and Restated August 2, 2018** ("Grantees"), their successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 752 Greeley Drive, Nashville, TN 37205.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 3rd day of November, 2025.

A.B. Neil, III, Executor

STATE OF TENNESSEE

COUNTY OF Blount

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, A.B. Neil, III, Executor of The Estate of Frances Ladd Neil, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of November, 2025.

Notary Public

My Commission Expires: 1/11/26

KIMBERLY A MILLER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 01-11-2026

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 224 on the Plan of Hillwood Estates, Section 10, as of record in Book 2331, pages 95 and 96, Register's Office for said County, described as follows:

Beginning on the easterly margin of Greeley Drive at the corner of Lots Nos. 223 and 224; thence with the line between said two lots eastwardly 191.6 feet to the corner of lots nos. 222, 223 and 224; thence with the line between lots nos. 221, 222 and 224 northeastwardly 230.7 feet; thence north 10 degrees 06' west 60 feet to the corner of lots nos. 224 and 225; thence with the line between said two lots westwardly 420.8 feet to the easterly margin of said Greeley Drive; thence with same southwardly 200 feet to the beginning.

Being the same property conveyed to A.B. Neil, Jr. and wife, Frances Horton Neil by deed dated January 31, 1956 from H.G. Hill Realty Company, a corporation, of record in Book 2491, Pasge 603, Register's Office for Davidson County, Tennessee. A.B. Neil, Jr. having predeceased Frances Horton Neil. Frances Horton Neil being one and the same as Frances Ladd Neil died on January 11, 2025 leaving a Last Will and Testament filed for Probate in Case No. 25P207, Probate Court for Davidson County, Tennessee. In accordance with the terms of the Will, Frances Ladd Neil directed that the Executor administer and distribute the real property as part of her probate estate. Letters Testamentary were issued to A.B. Neil, III.

TOGETHER WITH a Driveway and Retaining Wall Easement as more fully described in the Deed of Easement of record in Book 7257, page 935, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2025 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 2331, Page 95 and 96, Register's Office for Davidson County, Tennessee.
3. Easement for driveway and retaining wall of record in Book 7257, Page 935, Register's Office for Davidson County, Tennessee.

**Tennessee Certification of Electronic Document**

I, George Mudter, 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 November 3, 2025 (date of document).

Affiant Signature

11/5/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of November, 2025.

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027