RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LMJ-35099-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1350774 DEEDWARR
11/25/2025 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20251125-0094132

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 day of November, 2025.

NOTARY PUBLIC

My commission expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Stevenson 1405 Pleasant Ridge Road Antioch, TN 37013	Same address as new owner	163-16-0A-367-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars ($225,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PRECIOUS BOND - COLLINS (PREVIOUSLY KNOWN AS PRECIOUS BOND) A MARRIED WOMAN** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL STEVENSON, A SINGLE MAN,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 367 on the Plan of the Final Plat of Phase 3-B, Provincetown, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20080812-0082993, Exhibit "A" to the Supplemental Declarations, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Precious Bond, a single woman, from Sandra Weaver and Thomas Weaver, wife and husband, by Warranty Deed dated May 23, 2017, and recorded May 26, 2017, in Instrument Number 20170526-0052855, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 1405 Pleasant Ridge Road, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Ezekiel Collins, husband of Precious Bond Collins, hereby joins in this conveyance to quitclaim any and all right, title and interest he may have in and to the herein described property to the Grantee.

WITNESS OUR HANDS, this 24th day of November, 2025

GRANTOR(S)

Precious Bond Collins

Ezekiel Collins

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public, Precious Bond Collins and husband, Ezekiel Collins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 24th day of November, 2025.

Notary Public

JASON C. NGUYEN
Printed Notary Name

My commission expires: 5/14/29

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Nov 24, 25 (date of document).

Jennifer Pennell

Nov 24, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Nov 24, 2025.

Heidi Rae Berryhill

Notary's Signature

My Commission Expires: _____

Notary's Seal

