Karen Johnson Davidson County
Batch# 1369887 DEEDWARR
01/15/2026 09:48:30 AM 4 pgs
Fees: $23.00 Taxes: $1,191.40
20260115-0003700

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

DENA A ELLIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-01-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$322,000.00**

Subscribed and sworn to before me this 13th day of January, 2026.

Notary Public **Affiant**
My Commission Expires: 8.1.28

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Christopher Nease & Laurie Yee **0 Lloyd Road** **Whites Creek, TN 37189**	**Christopher Nease** **& Laurie Yee** **829 Woodland Way** **Nashville, TN 37209**	**048-00-0-319.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Byron F. Stephens and Leigh H. Stephens, husband and wife**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Christopher Nease and Laurie Yee, husband and wife** the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, and being a portion of the property conveyed to William H. Thompson, Jr. as evidenced by deed of record in Deed Book 8635, Page 6, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps & Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated May 31, 2022, as follows:

Starting a at a 1/2" rebar set on the southerly margin of Lloyd Road (60' R-O-W), said point being the most northwesterly corner of Lot 21 on the plan of Ole Orchard, Phase 2, of record in Instrument No. 20010504-0046318, Register's Office Davidson County, Tennessee; thence with said margin of Lloyd Road, North 83 degrees 45 minutes 00 seconds West a distance of 333.00 feet to a 1/2" rebar set, the point of beginning of the herein-described tract; thence leaving Lloyd Road, and with a new line common to Tract 12 of this survey, South 07 degrees 39 minutes 33 seconds West a distance of 985.93 feet to a 1/2" rebar set at an easterly corner of the Anna S. Gift property of record in Instrument No. 20051128-0142872, Register's Office Davidson County, Tennessee; thence with the easterly line of said Gift property, and the easterly line of the Sidney and Tonia Hardyway property of record in Instrument No. 20160226-0018475, Register's Office Davidson County, Tennessee, North 54 degrees 41 minutes 25 seconds West a distance of 200.00 feet to a rebar with cap "Elkins"; thence with a new line common to Tract 10 of this survey, North 02 degrees 26 minutes 54 seconds West a distance of 898.83 to a point in the southerly margin of Lloyd Road; thence

with said margin of Lloyd Road, South 83 degrees 45 minutes East a distance of 335.00 feet to the point of beginning, containing 236,155 square feet or 5.421 acres, more or less.

Being a portion of the same property conveyed to Reece H. Thompson, as to a 1/3 undivided interest by deed from W. H. Thompson and wife, Odie Thompson of record in Book 2022, page 196, Register's Office for Davidson County, Tennessee, dated May 29, 1950 and recorded on September 24, 1951.

The said Reece H. Thompson having since died on January 11, 1979, and by his Last Will and Testament filed in Will Book 126, page 33, Probate Office for Davidson County, Tennessee, his interest was devised to Jeanne Bracey Thompson and William H. Thompson, Jr., as Co-Trustees, as to Fund "B".

The said Jeanne Bracey Thompson and William H. Thompson, Jr., as Co-Trustees, of Fund "B" having conveyed their interest to William H. Thompson, Jr. and wife, Jean O. Thompson by Quitclaim Deed of record in of record in Book 8635, page 6, Register's Office for Davidson County , Tennessee, dated January 15, 1992 and recorded on May 27, 1992.

AND

Being a portion of the same property conveyed to William H. Thompson, Jr., as to a two-thirds interest by Warranty Deed from W. H. Thompson and wife, Odie H. Thompson of record in Book 3532, page 126, Register's Office for Davidson County, Tennessee, dated February 14, 1963 and recorded on April 03, 1963.

William H. Thompson, Jr. died July 15, 2014, and by his Last Will and Testament filed in Docket No. 14P1956, Probate Office for Davidson County, Tennessee, devised his interest in the subject property to his wife, Beverly Jean Thompson a/k/a Jean O. Thompson.

Beverly Jean Thompson a/k/a Jean O. Thompson having since died on August 29, 2017, and by her Last Will and Testament filed as Docket No. 17P1622, Probate Office for Davidson County, Tennessee, devised her interest in the subject property in equal shares to David O. Huff, Stephen E. Huff and Linda Gail Thompson Jarrett.

Being the same property conveyed to Byron F. Stephens and Leigh H. Stephens, husband and wife by Warranty Deed from David O. Huff and Stephen E. Huff and Linda Gail Thompson Jarrett, dated August 9, 2022 and recorded August 11, 2022 in Instrument No. 20220811-0091430, Register's Office of Davidson County, Tennessee.

This is unimproved property known as: 0 Lloyd Road, Whites Creek, TN 37189

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 12 day of January, 2026.

Byron F. Stephens

Leigh H. Stephens

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, **Tammy Parrish,** a Notary Public in and for said County and State, **Byron F. Stephens and Leigh H. Stephens,** the within named Bargainors, 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 official seal at Hendersonville, Tennessee this the 12 day of January, 2026.

My Commission Expires: 3-21-2028

TAMMY PARRISH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires 03/21/2028

NOTARY PUBLIC

CERTIFICATE OF AUTHENTICITY

I, **Devin F. Park**, 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 **1/12/2025** [DATE].

AFFIANT SIGNATURE

1/12/2025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **12th** day of **January**, 2026.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

