Karen Johnson Davidson County
Batch# 1371061 DEEDWARR
01/20/2026 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20260120-0004314

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is: $610,000.00 Affiant Subscribed and sworn to before me, this 16th day of JANUARY, 2026. Notary Public My Commission Expires: 9/19/28

Jameson B Baldwin STATE OF TENNESSEE NOTARY PUBLIC County of Williamson

WARRANTY DEED

Address New Owner: The Turney and Ann Stevens Living Trust 3901 Murphy Rd Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 104-05-0-134

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Elizabeth Masic, Conservator for Sandra M. Mathewson** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **C. Turney Stevens, Jr. and Ann P. Stevens, Trustees of The Turney and Ann Stevens Living Trust, dated June 24, 2025** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 14 on the Plan of Richland Realty Co's Subdivision of Lots No 328-329 & 356 in Westlawn Subdivision of record in Plat Book 421, Page 79, 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 Elizabeth Masic, Conservator for Sandra M. Mathewson by Deed dated September 14, 2001 from Terri W. Meagher and husband Paul Meagher, recorded September 21, 2001, in Instrument Number 200109210102459, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: 3901 Murphy Rd. Nashville, TN 37209

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 for current taxes, and restrictions and easements of record. Grantors further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 16 day of January, 2026.

Elizabeth Masic, Conservator

Elizabeth Masic, Conservator for Sandra M. Mathewson

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Elizabeth Masic,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Conservator for Sandra M. Mathewson**. and that as such executor executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate as its executor.

Witness my hand and seal, this 16 day of January, 2026.

Regina C. Hockett

Notary Public

My Commission Expires: 3/3/2026

REGINA C. HOCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

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 Jan 16, 26 (date of document).

Jennifer L Pennell

Jan 16, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Jan 16, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal

