Name and Address of New Owner:
Ryan Douglas Hill and Kaska Rae Hill
5004 Sunset Way
Hermitage, TN 37076

Send Tax Bills To:
CrossCountry Mortgage, Inc.
6850 Miller Road
Brecksville, OH 44141

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 086-04-0B-002.00-CO

Karen Johnson Davidson County
Batch# 733922 DEEDWARR
10/12/2021 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20211012-0136717

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Constance Gayle Ginn**, **unmarried,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ryan Douglas Hill & Kaska Rae Hill, Husband and Wife, as joint tenants** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section One, Sunset Oaks, of record in Plat Book 7900, Page 600, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hubert Paul Ginn and wife, Constance Gayle Ginn, by Warranty Deed from Frank Batson Homes, Inc., of record in Book 9273, page 671, Register's Office for Davidson County, Tennessee, dated June 30, 1995 and recorded on July 6, 1995. (Value or consideration shown in aforementioned deed $182,900.00.) The said Hubert Paul Ginn having since died on August 15, 2019 leaving Constance Gayle Ginn surviving tenant by the entirety.

Being also known as 5004 Sunset Way, Hermitage, Tennessee 37076.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of October, 2021.

(SEAL)
Constance Gayle Ginn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Constance Gayle Ginn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of October, 2021.

Notary Public
My commission expires: 10.2.23

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC SANDY BALENT

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $465,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
7th day of October, 2021.

Notary Public
My commission expires: 9.2.2024

KRISTIN DISSER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File No. GNT-21-1857

Tennessee Certification of Electronic Document

I, Sarah Litz, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 10-7-21.

Affiant Signature

10-7-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 7 day of October, 2021.

Notary Signature

My Commission Expires: 10-2-23

