Name and Address of New Owner:
Brian Eckert and Nancy Eckert
209 Foxley Court
Nolensville, TN 37135

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 186-04-0A-229-00

Karen Johnson Davidson County
Batch# 943369 DEEDWARR
11/21/2022 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,356.90
20221121-0123332

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, **Kimberly J. Stinson and Martin B. Stinson, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brian Eckert, and Nancy Eckert,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being that property located and situated in Davidson County, Tennessee, and more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 438 on the Plan of Final Plat of Burkitt Place, Phase 2D, Section 1, "Cluster Lot Subdivision" of record in Plat at Instrument No. 20111213-0097045, 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 Kimberly J. Stinson and Martin B. Stinson, wife and husband, by Quitclaim Deed dated April 3, 2020 from Kimberly J. Wiggins, an unmarried woman, Martin B. Stinson, an unmarried man, recorded April 13, 2020 in Instrument No. 20200413-0038205 in the Register's Office.

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 18th day of November, 2022.

(SEAL)
Martin B. Stinson

(SEAL)
Kimberly J. Stinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of November, 2022, before me personally appeared Martin B. Stinson and Kimberly J. Stinson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of November, 2022.

Notary Signature
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $637,000.00, 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
18th day of November, 2022.

Notary Public
My commission expires: 9-21-2024
File No. 2022-5416-RS

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

True Copy Certification

I, Jennifer Harris, 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 11.21.2022 (date of document).

Affiant Signature

11.21.2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21st day of November, 2022

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

