WARRANTY DEED

Karen Johnson Davidson County
Batch# 945878 DEEDWARR
11/30/2022 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20221130-0125326

File No. EY-22-3549

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of November, 2022.

KATHERINE B SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

My Commission Expires January 28, 2026

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darren John Theriault and Bethany Lark Rische	New Owner	
(NAME)	(NAME)	
2430 Maplecrest Drive		084-12-0-076.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WHEN RECORDED RETURN TO:
Momentum Title, LLC
~~131 Saundersville Rd #130~~
~~Hendersonville TN 37075~~
File No. 9-19714-KS

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Hannah Michelle Stirnaman, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Darren John Theriault and Bethany Lark Rische, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Maplecrest of record in Plat Book 1835, Page 27, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 148 is described as follows:

Beginning at a point in the Westerly margin of McGavock Pike, said point being the common corner of Lots Nos. 148 and 149; thence with the line between said lots Westwardly 158.8 feet to a point in the East line of Lot No. 147; thence with the lines between Lots Nos 148 and 147 Southerly 130 feet to a point in the Northerly margin of Maplecrest Drive; thence with the margin of said drive Eastwardly 135.54 feet to a concrete monument and the beginning of a curve; thence around said curve in a Northeasterly direction 30.87 feet to another concrete monument in the Westerly margin of McGavock Pike; thence with the margin of said pike Northerly 110.54 feet to the point of beginning.

Being the same property conveyed to James A. Bray and wife, Sherry P. Bray by Warranty Deed from Ted A. Kniazewycz and wife, Susannah J. Kniazewycz of record in Book 9333, Page 172, Register's Office for Davidson County, Tennessee, dated May 02, 1994 and recorded on May 04, 1994.

Being the same property conveyed to Debbie Campbell and Paul Chrisman, as tenants in common, by Warranty Deed from James A. Bray and wife, Sherry P. Bray of record in Instrument No. 20210907-0119456, Register's Office for Davidson County, Tennessee, dated September 03, 2021 and recorded on September 07, 2021.

Being the same property conveyed to Hannah Michelle Stirnaman, unmarried man, by Warranty Deed from Debbie Campbell and Paul Chrisman, as tenants in common, of record in Instrument No. 20220328-0035212, Register's Office for Davidson County, Tennessee, dated March 15, 2022 and recorded on March 28, 2022.

This is property more commonly known as 2430 Maplecrest Drive, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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/our hand this 28th day of November, 2022.

Hannah Michelle Stirnaman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of November, 2022, before me personally appeared Hannah Michelle Stirnaman, 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 28th day of November, 2022.

Notary Signature
My commission expires:

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-22-2024

Certificate of Authenticity

I, **KATHY SMITH**, do hereby make oath that I am 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 11-28-22.

Kathy Smith — 11-28-22

Affiant Signature — Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this Nov 28, 2022.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY