Karen Johnson Davidson County
Batch# 969698 DEEDWARR
02/13/2023 10:15:48 AM 2 pgs
Fees: $13.00 Taxes: $1,442.63
20230213-0010246

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
James Tyler Hitch
1517 Stoney River Lane
Madison, Tennessee 37115

SEND TAX BILL TO:
Novus Home Mortgage
20935 Swenson Drive
Waukesha, Wisconsin 53186

MAP 034
GROUP 14 0A
PARCEL 040.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **HTown Lighthouse, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **James Tyler Hitch, unmarried man**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being Lot Number 40, Final Cluster Plat of Cumberland Bend, as shown on plat of record in Instrument Number 20091231-0118971, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Southeastern Investments IV LLC by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, as Substitute Trustee for Megan K. Trott, Trustee, dated August 3, 2022 and filed of record August 9, 2022 in Instrument No. 20220809-0090427, Register's Office for Davidson County, Tennessee. Further conveyed by Quitclaim Deed to HTown Lighthouse LLC, dated September 23, 2022 and filed of record September 26, 2022 in Instrument No. 20220926-0106036, said Register's Office.

Said property is transferred subject to the following matters:

1. 2023 taxes and subsequent years
2. Matters shown on the recorded plat of Cumberland Bend, of record in Instrument No. 20091231-0118971, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record, Instrument No. 20080507-0047106 and amended in Instrument No. 20100331-0024184, said Register's Office.
4. Storm Water Detention Agreement of record, Instrument No. 20060727-0090943, said Register's Office.
5. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 1517 Stoney River Lane, Madison, Tennessee 37115.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Tyler Hitch, unmarried man, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this the 6th day of February 2023.

HTown Lighthouse, LLC, a Tennessee Limited Liability Company

[redacted]
By: George Brandt, Managing Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **George Brandt, Managing Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **George Brandt, Managing Member** of **HTown Lighthouse, LLC, a Tennessee Limited Liability Company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such Managing Member.

WITNESS my hand and official seal at office this 6th day of February 2023.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $389,900.00.

[redacted]
AFFIANT

Subscribed and sworn to before me on this 6th day of February 2023.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY