Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $840,000.00

Affiant

Subscribed and sworn to before me this 3rd day of March, 2023.

Notary Public
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 976652 DEEDWARR
03/03/2023 11:56:30 AM 4 pgs
Fees: $23.00 Taxes: $3,108.00
20230303-0015357

Address of New Owner:	Send Tax Bills to:	Tax Information
Rachel Barry Stinson	Cadence Bank P.O. Box 3356 Tupelo, MS 38803	159-12-0-008
5621 Hillview Drive, Brentwood TN 37027		

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Cesar A. Muedas and Maria R. Muedas, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Rachel Barry Stinson and Nathaniel Overton Stinson, wife and husband,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 51, on the Plan of Oak Hill Estates, Section III, Revised, as of record in Plat Book 5200 Page 16, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cesar A. Muedas and wife, Maria R. Muedas by deed from Craig D. Morris and wife, Donna Rhodes Morris of record in Book 10851 Page 551, Register's Office for Davidson County, Tennessee, and dated March 16, 1998.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Oak Hill Estates of record in Plat Book 5200 Page 16 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded in Book 5200, Page 16 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 5539 Hillview Drive, Brentwood, TN 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 1st day of March, 2023.

Cesar A. Muedas

Maria R. Muedas by Cesar A. Muedas her Attorney-in-fact

Maria R. Muedas by Cesar A. Muedas, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of March, 2023, before me personally appeared Cesar A. Muedas, 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 1st day of March, 2023.

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires: 2/7/27

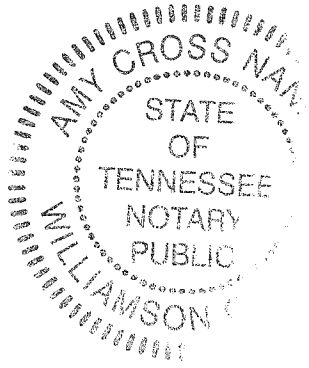
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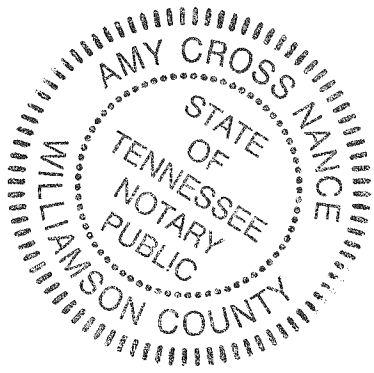
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15 day of March, 2023 before me personally appeared Cesar A. Muedas to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Maria R. Muedas acknowledged that such person executed the same as the free act and deed of Maria R. Muedas.

Notary Public

My Commission expires 2/7/27





I, Sherri Eyrl, 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 this 1st day of March, 2023.

Sherri Eyrl

Dated 3/3/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sherri Eyrl who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 3rd day of March, 2023

My commission expires: 2/1/27

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY