Karen Johnson Davidson County
Batch# 1013044 DEEDWARR
06/09/2023 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20230609-0043823

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $650,000.00.

MacKenzie Reagan
Affiant

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn before me this the 7th day of June, 2023.

Notary Public
My commission expires: 4/13/24

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Matthew & Rachel Still	New owners	172-05-0B 055.00
141 Sterling Oaks Ct		
Brentwood, TN 37027		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LACIE RABENHORST AND STEFAN RABENHORST, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MATTHEW STILL AND RACHEL STILL, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 55, on the Plan of Sterling Oaks, Phase 1, as shown on plan of record in Plat Book 8250, Page 998, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Lacie Rabenhorst and Stefan Rabenhorst, wife and husband, by deed dated 06/25/2019, from Sean T. Kingsmill and wife, Connie M. Kingsmill, of record in Instrument No. 20190626-0061864, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 141 Sterling Oaks Ct, 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 7th day of June, 2023.

Stefan Rabenhorst

Lacie Rabenhorst

STATE OF TEXAS

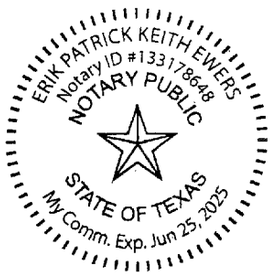
COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stefan Rabenhorst and Lacie Rabenhorst, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of June, 2023.

My commission expires: 06/25/2025

Notary Public



I, J. Trent Lehman, 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 6/6/23 (date of document).

Affiant Signature

6/8/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of June, 2023

Notary's Signature

MY COMMISSION EXPIRES: 12/28/26

Notary's Seal (if on paper)

MADELINE HAWLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY