Karen Johnson Davidson County
Batch# 1021245 DEEDWARR
06/30/2023 10:30:30 AM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20230630-0050077

Name and Address of New Owner:
Stonehorse Real Estate Holdings, LLC
3400 Old Hickory Blvd.
Old Hickory TN 37138
Send Tax Bills To:
Stonehorse Real Estate Holdings, LLC
3400 Old Hickory Blvd
Old Hickory, TN 37138
This Instrument Prepared By:
Tahira Pyszka
Monarch Title, LLC
252 Jackson Meadows Drive
Suite 301
Hermitage, TN 37076

Map & Parcel No: 063-16-0B-009-00

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, **The Estate of Richard Allen Deese, Jr.**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Stonehorse Real Estate Holdings, LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Hampton Park, a planned unit development (fka Chitwood Downs), of record in Book 6900, pages 550-552, as amended in Book 7462, page 445, and in Book 8181, page 112, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Richard A. Deese, Jr., unmarried, from Tommy J. Herrin and wife, Paula B. Herrin, by Warranty Deed dated September 25, 2001 and recorded October 9, 2001 in Instrument #20011009-0109784, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 26th day of June, 2023.

The Estate of Richard Allen Deese, Jr.

By: Richard A Deese ADMINISTRATOR (SEAL)
Richard Allen Deese, Sr., Administrator

By: Richard A Dees HEIR-AT-LAW (SEAL)
Richard Allen Dees, Sr., Heir-at-Law

By: Sylvia Deese HEIR-AT-LAW (SEAL)
Sylvia Deese, Heir-at-Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of June, 2023, before me personally appeared Richard Allen Deese, Sr., Administrator of The Estate of Richard Allen Deese, Jr. and Richard Allen Dees and Sylvia Deese, Heir-at-Laws of The Estate of Richard Allen Deese, Jr., 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 26th day of June, 2023.

Shannon O'Neill
Notary Signature
My commission expires: 11/6/2024

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202306300050077

AFFIDAVIT OF VALUE

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 $325,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

The Estate of Richard Allen Deese, Jr.

By: _____
Richard Allen Deese, Sr., Administrator

By: _____
Richard Allen Dees, Sr., Heir-at-Law

By: _____
Sylvia Deese, Heir-at-Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 26th day of June, 2023.

_____
Notary Signature
My commission expires: 11/6/2024

SHANNON ONEILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202306300050077

TRUE COPY CERTIFICATION

I, Shannon O'Neill, 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 6/26/2023 (date of document).

Shannon O'Neill

6/26/2023

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 day of June, 2023.

Notary's Signature

My Commission Expires: 11-22-2025

Notary's Seal

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD