Karen Johnson Davidson County
Batch# 1037135 DEEDWARR
08/10/2023 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,326.45
20230810-0062194

STATE OF: TENNESSEE
COUNTY OF: WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,500.00.

(Affiant)

Sworn to and subscribed before me this 3rd day of August, 2023. exp. 5.14.25

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This Instrument Prepared By: ? Return to:
Red Door Title Services LLC
311 Royal Oaks Blvd, Ste 130A
Franklin, TN 37064

Name and Address of New Owner:
Victoria Rose Stitz & Jonah Simon Sulfridge
3110 Fyffe Lane
Nashville, TN 37211

Send Tax Bills To:
CMG Mortgage Inc. dba CMG Home Loans
3160 Crow Canyon Rd. Suite 400
San Ramon, CA 94583

Map & Parcel No: 173-09-0A-761.00-CO

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,

Jennifer Council, an unmarried woman, "the Grantor(s),"

HAS THIS DAY BARGAINED AND SOLD AND BY THESE PRESENTS DOES HEREBY SELL, GIVE, TRANSFER AND CONVEY UNTO

Victoria Rose Stitz, unmarried and Jonah Simon Sulfridge, unmarried as tenants in common with Rights of Survivorship, "the Grantee(s),"

The following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 644 on the Plan of Resubdivision of Lots 638 through 640, Phase Eight, Lenox Village of record in Plat at Instrument No. 20080508-0047734, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer Council, an unmarried woman by Warranty deed from Regent Homes LLC, a Tennessee Limited Liability Company of record in Instrument No. 20100803-0061028 Register's Office for Davidson County, Tennessee, dated August 02, 2010 and recorded on August 03, 2010. (Value of consideration shown in aforementioned deed $159,900.00.)

This is __X__ improved _____ unimproved property also known as 3110 Fyffe Lane, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

TO HAVE AND TO HOLD said real estate unto the Grantee(s), and the Grantees' 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 3rd day of August, 2023.

_____(SEAL)
Jennifer Council

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of August, 2023, before me personally appeared **Jennifer Council**, 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 3rd day of August, 2023.

_____
Notary Public:
My commission expires: 3/17/24



File No. 2023-616

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Aug. 3, 2023.

Affiant
Date: August 9, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 9 day of August 2023

Notary Public

My Commission Expires: 9.27.2023

Tom Perry
State of Tennessee
Notary Public
Williamson County