THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number: 2023-08-582
Parcel ID: 109 04 0A 017.00

Karen Johnson Davidson County
Batch# 1042968 DEEDWARR
08/25/2023 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20230825-0066748

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Karen Degges and Bruce Degges 2524 Janalyn Trace Hermitage, TN 37076	New Owner	Map/Parcel 109 04 0A 017.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Linda A. Sitton, an unmarried woman,** ("Grantor") has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Karen Degges, unmarried woman, and Bruce Degges, unmarried man, as joint tenants with right of survivorship,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 2524 Janalyn Trace, Hermitage, TN 37076 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Cluster-Lot Subdivision, Towering Oaks Phase One as shown on the plan of record in Instrument No. 20071127-0137704 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Linda A. Sitton, unmarried, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20130819-0086748, in the Register's Office of Davidson County, Tennessee, dated August 16, 2013 and recorded on August 19, 2013.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we 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; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 22nd day of August, 2023.

Linda A. Sitton

STATE OF North Carolina
COUNTY OF New Hanover

On this 22nd day of August, 2023, before me personally appeared Linda A. Sitton, 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 22nd day of August, 2023.

Notary Signature COREENA C. MCDONALD
My commission expires: July 24, 2028

COREENA L. MCDONALD
Notary Public - North Carolina
Pender County
My Commission Expires Jul 24, 2028

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 545,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 24 day of August, 2023.

Notary Public
My commission expires: 4/23/2025

Crystal Johnson
State of Tennessee
Notary Public
Sumner County

23-000217-624

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 8/22/2023 (date of document).

Affiant Signature

8/25/2023
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 25 day of Aug., 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

