Karen Johnson Davidson County
Batch# 1063179 DEEDWARR
10/20/2023 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,394.90
20231020-0082430

Name and Address of New Owner:
Laura Emerson
312 Aaronwood Ct
Old Hickory, TN 37138
Send Tax Bills To: InterLinc Mortgage Services, LLC
5875 N. Sam Houston Pkwy West #300
Houston, TX 77086

This Instrument Prepared By:
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, **Stonehorse Real Estate Holdings, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Laura Lynn Emerson, unmarried woman,** "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 Stonehorse Real Estate Holdings, LLC, a limited liability company, from The Estate of Richard Allen Deese, Jr., by Warranty Deed dated June 26, 2003 and recorded June 30, 2023 in Instrument #20230630-0050077, said Register's Office.

Being the same property PREVIOUSLY 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.

Property more commonly known as 312 Aaronwood Court, Old Hickory, TN 37138.

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 18th day of October, 2023.

STONEHORSE REAL ESTATE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: Ricky Cook
ITS:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Ricky Cook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be Member of **Stonehorse Real Estate Holdings, LLC, a Tennessee Limited Liability Company**, the within named bargainor and that he as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Member.

WITNESS my hand and seal, this the 18th day of October, 2023.

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

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 $377,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

M. Douglas
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18th day of October, 2023.

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

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 18, 2023.

J. Carlton Drumwright

October 18, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 18, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY