Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-23-6341

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-2536-LV

Karen Johnson Davidson County
Batch # 1085670 DEEDWARR
12/27/2023 10:47:15 AM 2 pgs
Fees: $13.00 Taxes: $2,016.50
20231227-0099278

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $545,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of December, 2023.

Notary Public
My Commission Expires:

ADAM H. JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires on 05/05/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ethan Kearney and Leah Davenport 6341 Spera Pointe Crossing Hermitage, TN 37076	American Pacific Mtg Corp 3000 Lava Ridge Ct Ste 200 Roseville CA 95661	098-05-0B-037.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Norma M. Tillman, Trustee of the Norma M. Tillman Revocable Living Trust u/a/d April 14, 2004 and amended December 12, 2011**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ethan Kearney and Leah Davenport, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Final Plat, Baypointe Subdivision Phase II, RS15 Subdivision with Cluster LOT Option (RSIO) of record in Plat at Instrument No. 20010608-0060679, 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 Norma M. Tillman, Trustee of the Norma M. Tillman Revocable Living Trust u/a/d April 14, 2004 and amended December 12, 2011 by Warranty Deed from Dennis B. Redmon, Jr and Jill R. Johns Redmon, husband and wife of record in Instrument No. 20180710-0066380 Register's Office for Davidson County, Tennessee, dated July 9, 2018 and recorded on July 10, 2018.

This is improved property located at: **6341 Spera Pointe Crossing, Hermitage, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title

to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of December, 2023.

GRANTOR:

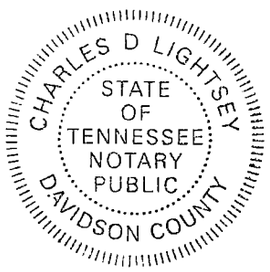
Norma M. Tillman Revocable Living Trust dated April 14, 2014

By: Norma M. Tillman
Norma M. Tillman, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Norma M. Tillman, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Trustee of Norma M. Tillman Revocable Living Trust dated April 14, 2014, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of December, 2023.



Notary Public
My Commission expires: 3/3/26