Prepared By & Return To:
Tennessee Title Service, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-24-216

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6 day of February, 2024

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1108401 DEEDWARR
03/07/2024 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20240307-0015801

Address of New Owner	Send Tax Bills To:	Map & Parcel
John Hill and Kelsi Moores 5164 Roxborough Dr Nashville, TN 37076	On Q Financial, LLC. 9140 South Kyrene Rd. Ste. 101 Tempe, AZ 85284	098-01-0-062.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Donna Gorman Craig, (a/k/a Donna Sue Gorman Craig) single

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John T. Hill, Jr, unmarried man, and Kelsi D. Moores, unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 18 on the plan of Roxborough Subdivision, as of record in Book 5200, Page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 front 75.17 feet on the Northerly margin of Roxborough Drive and extends back 407.44 feet on the Easterly line and 429.95 feet on the Westerly line to a dead line in the read measuring 158.88 feet thereon.

Being the same property conveyed to Joe Allen Whitus and wife, Martha Jean Whitus by Warranty Deed from Louis L. Ludwick and wife, Louise M. Ludwick of record in Book 6354, Page 135, Register's Office for Davidson County, Tennessee, dated August 02, 1984 and recorded on August 06, 1984.The said Martha Jean Whitus became deceased on or about September 07, 2001, vesting Joe

Allen Whitus as surviving tenant by the entirety. Said Joe Allen Whitus became deceased on or about December 30, 2022. Reference is made to his Last Will and Testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 23P100, in which Donna Gorman Craig is named as personal representative and sole devisee.

Being the same property conveyed to Donna Gorman Craig by Quitclaim Deed from Joe Allen Whitus n/k/a Estate of Joe Allen Whitus, by and through the Administratrix of the Estate, Donna Gorman Craig of record in Instrument No. 20230208-0009254 Register's Office for Davidson County, Tennessee, dated February 08, 2023 and recorded on February 08, 2023.

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 pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is improved property known as: 5164 Roxborough Dr, Nashville, TN 37076

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 so 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of February, 2024.

Donna Sue Gorman Craig

Donna Sue Gorman Craig

STATE OF TENNESSEE
COUNTY OF Sumner

On this 27 day of February, 2024, before me personally appeared Donna Sue Gorman Craig, 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 27 day of February, 2024.

Notary Signature
My commission expires:

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2026

WARRANTY DEED

Certificate of Authenticity

I, Joshua A. Terry, 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 2/27/2024.

Affiant Signature – Joshua A. Terry

3/4/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/4/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27