NEW OWNER:
THOMAS GUILL
1002 REMINGTON PARK ROAD
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 24-0156

Map & Parcel
064160E086.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1110932 DEEDWARR
03/14/2024 08:14:30 AM 4 pgs
Fees: $23.00 Taxes: $1,274.28
20240314-0017555

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Forty-Four Thousand Four Hundred and 00/100 Dollars ($344,400.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DAVID STEPHENS, married,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **THOMAS GUILL, a married man,** ("Grantee") his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. 86, Building 23, as established by Declaration of Covenants, Conditions, and Restrictions for THE TOWNHOMES OF TRUXTON VILLAGE, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20061025-0132473, as amended and restated in Instrument No. 20061106-0137656, and as further amended and restated in Instrument No. 20071105-0130490, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "A-1", to which Declaration reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the lots, property co-owners and tenants of THE TOWNHOMES OF TRUXTON VILLAGE, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "A-1" to said Declaration appearing in Instrument No. 20061025-0132473, as amended and restated in Instrument No. 20061106-0137656, and as further amended and restated in Instrument No. 20071105-0130490, and Bylaws appended thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to DAVID STEPHENS, by Quitclaim Deed from Debra Stephens, dated August 19, 2022, and of record in Instrument No. 20220822-0094335, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as 1002 REMINGTON PARK ROAD, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20061025-0132473, and Amended in Instrument No. 20061106-0137656, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 12th day of March, 2024.

DAVID STEPHENS

STATE OF ILLINOIS

COUNTY OF DuPage

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DAVID STEPHENS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11 day of March, 2024.

NOTARY PUBLIC

My commission expires: 7-6-2025

OFFICIAL SEAL
SUZANNE SMITH
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 7/6/25

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The actual consideration or value, whichever is greater, for this transfer is $**344,400.00**.

AFFIANT

Sworn to and subscribed to before me this 12th day of March, 2024.

NOTARY PUBLIC

My commission expires: 10/21/24

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

Tennessee Certification of Electronic Document

I, Rhonda Hannah, 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 3-13-24 (date of document).

Affiant Signature

3-13-24
Date

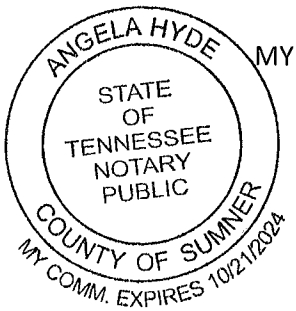
State of Tennessee

County of Sumner

Sworn to and subscribed before me this 13 day of March, 2024.

Notary's Signature

NOTARY'S SEAL



MY COMMISSION EXPIRES: