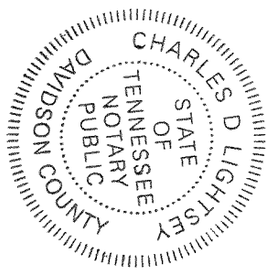
This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-3130-TC

Karen Johnson Davidson County
Batch# 1127075 DEEDWARR
04/25/2024 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20240425-0030081

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Natali A. Davis
Affiant



Subscribed and sworn to before me, this the 24th day of April, 2024.

Notary Public
My Commission Expires: 5/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Natalie Ann Davis 8324 Tecumseh Lane Antioch, TN 37013	Novus Home Mortgage, a division of Ixonia Bank 20935 Swenson Drive, Suite 420 Waukesha, WI 53186	181 02 0A 024.00

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Rachael Stoltzfus, f/k/a Rachael Rausch, a married woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Natalie Ann Davis, single woman**, hereinafter called the Grantee, her 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 Townhome Unit No. 24, aka Lot 24, on the Exhibit Plat of Lenox Creekside, Phase One, of record as Exhibits E1, E2 and E3 of Instrument No. 20060306-0025686 as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rachael Rausch, unmarried, by Warranty Deed from David Lynn Hutton, a married man, of record in Instrument No. 20221122-0123570, in the Register's Office of Davidson County, Tennessee, dated November 17, 2022, and recorded on November 22, 2022.

Being the same property conveyed to David Lynn Hutton, an unmarried man, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20110602-0042288, in the Register's Office of Davidson County, Tennessee, dated June 01, 2011, and recorded on June 02, 2011.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest.

This is improved property located at: **8324 Tecumseh Lane, Antioch, TN 37013**

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 24th day of April, 2024.

GRANTOR:

Rachael Stoltzfus

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rachael Stoltzfus, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of April, 2024.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **April 24, 2024**.

Affiant Signature

04/25/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **April 25, 2024**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

