Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-C-24-4952

Karen Johnson
Batch # 1130667
05/03/2024 11:43:55 AM
Fees: $13.00 Taxes: $3,085.43

Davidson County
DEEDWARR
2 pgs

20240503-0032627

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Eric Allen Henninger and Madeline Mae Stavrum 4952 Stillwood Dr. Nashville, TN 37220	Eric Allen Henninger and Madeline Mae Stavrum 4952 Stillwood Dr. Nashville, TN 37220	146 07 0 091.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Thomas Sipp, Jr. and Lauren H. Sipp, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Eric Allen Henninger, a single man, and Madeline Mae Stavrum, a single woman, as Tenants in Common with the Right of Survivorship** ("Grantee"), all of our/my right, title and interest in and to that certain real property known as 4952 Stillwood Drive, Nashville, TN 37220 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 150 on the plan of A Revision of a Part of Section One Revised Crieve Hall Estates, as shown on plat of record in Book 2083, Page 27, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Thomas Sipp, Jr. and Lauren H. Sipp, husband and wife, by Warranty Deed from Barbara C. Weiss, a married woman, dated November 23, 2021, and recorded December 1, 2021, in Instrument No. 20211201-0158731, Register's Office for Davidson County, Tennessee

This conveyance is subject to all restrictions, easements and planning documents of 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons

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

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 2nd day of May, 2024.

Thomas Sipp, Jr.

Lauren H. Sipp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of May, 2024, before me personally appeared Thomas Sipp, Jr. and Lauren H. Sipp, 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 2nd day of May, 2024.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 $833,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 2nd day of May, 2024.

Notary Public
My commission expires: _____

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025