Karen Johnson Davidson County
Batch# 1135518 DEEDWARR
05/16/2024 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20240516-0036129

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$390,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20249290	Affiant Sworn to and subscribed before me this 13th day of May, 2024. Notary Public My Commission Expires: 3/2/2025
After Recording Return To The Above.	

DANA MICHELLE PARSOP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 13th day of May, 2024, among:

STEPHEN CROSIER AND DIANE CROSIER, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

STEPHEN BRETT HILL, MARRIED MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

A certain tract or parcel of land in Davidson County, Tennessee, being Unit No. 18 of The Village of Burkitt Place, a Horizontal Property Regime as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070207-0016043, as amended in Instrument No. 20070208-0016738, and shown at Exhibit "B" to said amended Declaration, and being located upon Lot No. 1 on the Plan of Burkitt Place, Phase 2C, Cluster Lot Subdivision, of record in Instrument No. 20070125-0010028, as corrected in Instrument No. 20070214-0018953, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Stephen Crosier and Diane Crosier, husband and wife by deed from James A. Asker, an unmarried man, dated August 31, 2017, of record in Instrument No. 20170905-0091086, Register's Office for Davidson County, Tennessee.

Being commonly known as 7834 Kemberton Drive West, Nolensville, TN 37135.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Stephen Crosier

Diane Crosier

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Stephen Crosier and Diane Crosier, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of May, 2024.

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Notary Public
My Commission Expires: _____

Owner Name & Property Address:

Name: Stephen Brett Hill
Address: 7834 Kemberton Drive West
City, State, Zip: Nolensville, TN 37135

Responsible Party For Taxes:

Name: **New owner**
Address: _____
City, State, Zip: _____

Tax ID: 186-04B-018.00

Certificate of Authenticity

I, Tonya Loftin, 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 execute and authenticated according to law on May 8, 2024.

Date

Tonya Loftin

Affiant Signature

May 15, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15th day of May, 2024.

Amanda Maynor

Notary Signature

AMANDA MAYNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

My Commission Expires: _____

Date