WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 580,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2024.

Notary Public

COMMISSION EXPIRES: 5.9.26

MELISSA R SHAFFER — STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF DAVIDSON

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1145212 DEEDWARR
06/10/2024 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20240610-0043344

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan Ritchey Brittany Ferguson	Veterans United Home Loans	181-03-0A-327-00
(NAME)	(NAME)	
7960 Oakfield Grove	550 Veterans United Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Columbia, MO 65201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, we, **Matthew D. Heitmann and Rachel J. Heitmann, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Ritchey, and Brittany Ferguson, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Revision One, Phase Two, Addition to Indian Creek, RS-10 Subdivision – Cluster Lot Option, PUD of record in Instrument No. 20070720-0086788, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew D. Heitmann and Rachel J. Heitmann, husband and wife by Warranty Deed from TR&D Homes, Inc., a Tennessee Corporation of record in Instrument No. 20080331-0031790, dated March 28, 2008 and recorded March 31, 2008, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements,

setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is improved property, known as **7960 Oakfield Grove** **Brentwood, TN** **37027**
(House Number) (Street) (P.O. Address) (City or Town) (State) (Postal Zip)

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, successors 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, successors 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.

Witness our hands this 7th day of June, 2024.

Matthew D. Heitmann

Rachel J. Heitmann

State of WISCONSIN

County of DANE

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Matthew D. Heitmann and Rachel J. Heitmann,** 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 as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 7th day of June, 2024.

Notary Public

Commission Expires: 04/16/27

DANIELLE GALLEGOS NOTARY PUBLIC STATE OF WISCONSIN

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 6-7-24.

Affiant Signature

6-7-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 7 day of June, 2024.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON