Karen Johnson Davidson County
Batch# 1158411 DEEDWARR
07/16/2024 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20240716-0053237

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/28/28

(AFFIX SEAL)

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH24-07823

Address of New Owner:	Send Tax Bills to:	Tax Information:
Leah Creathorn 237 Amherst Drive Nashville, TN 37214	Legacy Home Loans, LLC DBA Steadfast Mortgage 1036 Stearman Drive Ste 6 White House, TN 37188	095 02 0 089.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Caitlin Anne Richard now Caitlin Stone, a married woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Leah Creathorn, an unmarried woman,** hereinafter called the Grantees, their successors 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 Lot No. 96 on the plan of WALNUT GROVE SUBDIVISION, as shown by plat of record in Plat Book 2133, Page 87, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Caitlin Anne Richard, by Quitclaim Deed from Christopher Joel Richard and Vicki Ray Richard, of record in Instrument No. 20240408-0024605, in the Register's Office of Davidson County, Tennessee, dated April 04, 2024 and recorded on April 08, 2024.

Being the same property conveyed to Christopher Joel Richard and Vicki Ray Richard, husband and wife, and Caitlin Anne Richard, unmarried, by Warranty Deed from Beau Westley Hendrich and Beverly Hendrich, husband and wife, of record in Instrument No. 20160606-0056444, in the Register's Office of Davidson County, Tennessee, dated June 03, 2016 and recorded on June 06, 2016.

Caitlin Anne Richard is now married and known as Caitlin Stone. Caitlin Anne Richard and Caitlin Stone are one and the same person.

Stephen Stone, the spouse of Caitlin Stone, joins in this conveyance to convey any and all right, title, or interest he may have in the above described property by virtue of being the spouse of Caitlin Stone.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 237 Amherst Drive, Nashville, TN 37214

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs 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 my hand this 15th day of July, 2024

Caitlin Stone

Stephen Stone

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Caitlin Stone and Stephen Stone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 15th day of July, 2024.

Notary Public

My Commission Expires: 5/28/28

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

True Copy Certification

I, **Tonya Cherry,** 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 this the 15 day of July, 2024.

Affiant Signature

Date 7-15-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028