Send Tax Bills To:
Shawn M. Pike
1461 Stoner Ridge
Hermitage, TN 37076

This Instrument Prepared By:
Cedar City Title, LLC
115 East Main Street Ste B
Lebanon, TN 37087

New Owners:
Shawn M. Pike
1461 Stoner Ridge
Hermitage, TN 37076

Map & Parcel No: 075-11-0A-082.00-CO

Space for Recorders Stamp

Karen Johnson Davidson County
Batch# 1169129 DEEDWARR
08/14/2024 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,409.70
20240814-0062033

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED EIGHTY ONE THOUSAND AND 00/100 (381,000.00)** cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David L. Pike, Executor of The Estate of Carol A. Pike** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Shawn Michael Pike, a married man,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Phase Three, Heritage Meadows of record in Plat Book 9700, Page 984, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carol A. Pike, unmarried by Warranty Deed from Frank Batson Homes, Inc of record in Instrument No. 20000711-0068782 Register's Office for Davidson County, Tennessee, dated July 7, 2000 and recorded on July 11, 2000. Carol A. Pike died testate on February 22, 2017. Probate for the Carol A Pike was opened and the Last Will and Testament of Carol A. Pike was admitted in the Probate Court for Davidson County, Tennessee on July 28, 2017, Docket No. 17PL330. David L. Pike was appointed Executor.

This is IMPROVED property known as 1461 Stoner Ridge, Hermitage, TN 37076.

TO HAVE AND TO HOLD said tract or parcel of land, with all rights, improvements, appurtenances, estate, title, easements, and interest unto said Grantees, their heirs, successors and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of August, 2024 .

The Estate of Carol A. Pike

By: David L. Pike, Executor

David L. Pike, Executor

STATE OF TENNESSEE
COUNTY OF WILSON

On this 8th day of August, 2024, before me personally appeared David L. Pike, Executor of The Estate of Carol A. Pike, 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 8th day of August, 2024.

Danielle IMBARATTO

Notary Signature

My commission expires:

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-1-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under 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 381,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 8th day of August, 2024.

Danielle IMBARATTO

Notary Signature

My commission expires:

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-1-2025

Tennessee Certification of Electronic Document

I, Pat White, 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 August 8 24. (Date of document)

Affiant Signature

August 8 2024

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 8th day of August, 2024.

Notary signature

My commission expires: 10-25-27

CHASE OWENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 10-25-2027

202408140062033