WARRANTY DEED

Karen Johnson Davidson County
Batch# 1173024 DEEDWARR
08/21/2024 02:19:30 PM 4 pgs
Fees: $23.00 Taxes: $1,535.50
20240821-0064354

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $415,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON _____.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

TERESA THIDWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
6312 Highway 41 A, Suite 104B
Pleasant View, TN 37146
File # 2024-12433-LLC

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Robin Joan Wilmoth and Amanda June Wilmoth	Fairway Independent Mortgage Corp.	064-11-0A-063-00
605 South Club Court	4201 Marsh Lane	
Nashville, TN 37076	Carrollton, TX 75007	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Harold Martin Hiza and Judith K. Hiza, Co-Trustees of The Harold Martin Hiza and Judith K. Hiza Revocable Living Trust, under agreement dated April 16, 2024

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robin Joan Wilmoth, an unmarried woman, and Amanda June Wilmoth, a single woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 63 on the plan of Caleb Chase, of record in Book 6250, Pages 821 and 822, Register's Office for said County.

Said Lot No. 63 fronts 54 feet on the Southerly Margin of South Club Court and extends back between parallel lines a distance of 18 feet to a dead line.

Being the same property conveyed to Harold Martin Hiza and Judith K. Hiza, Co-Trustees of the Harold Martin Hinza and Judith K. Hiza Revocable Living Trust, under agreement dated April 16, 2024 by Deed from Harold M. Hiza and wife Judith K. Hiza, dated 04/16/2024, recorded 04/19/2024, of record in Instrument Number 202404190028017, of the Public Records of Davidson County, Tennessee.

This is property known as 605 South Club Court Nashville, TN 37076

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE SAID REGISTER'S OFFICE.

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) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE(S), 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 on 8/20/24

Harold Martin Hinza and Judith K. Hiza Revocable Living Trust

under agreement dated April 16, 2024

By: _____
Harold Martin Hiza, Co-Trustee

By: _____
Judith K. Hiza, Co-Trustee

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF Tennessee

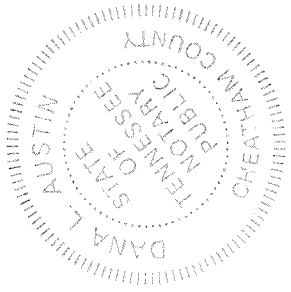
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Harold Martin Hiza and Judith K. Hiza, Co-Trustees of The Harold Martin Hinza and Judith K. Hiza Revocable Living Trust dated April 16, 2024, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 8/20/24.

NOTARY PUBLIC

My Commission Expires: 7/25/26



Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 08/20/24 (date of document).

Affiant Signature

08/20/24
Date

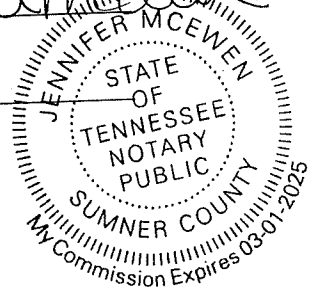
State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 20th day of August, 2024

Notary Public

My Commission Expires:



NOTARY'S SEAL