Name and Address of New Owner:
Judith Stutz and Lisa Stutz
2332 Benay Road
Nashville, TN 37214

Send Tax Bills To:
Rocket Mortgage LLC
1050 Woodward Ave
Detroit, MI 48226-1906

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 052-13-0B-054-00

Karen Johnson Davidson County
Batch# 1175217 DEEDWARR
08/29/2024 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20240829-0066373

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Terra Jo Hearne, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Judith Stutz, a single person and Lisa Stutz, a single person,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Lot No. 92 on the Plat of River Glen, Phase II-Con the Plan of River Glen, Planned Unit Development, of record in Plat Book 7900, Pages 233 and 234, amending Plat Book 6900, Page 650 and 651, all references of record in the Register's Office for Davidson County, Tennessee, to which plan references are hereby made for a more complete detailed description.

Being the same property conveyed to Terra Jo Hearne, unmarried, by Quitclaim Deed dated June 27, 2018 from Ronnie Renee Allen, unmarried, recorded August 1, 2018 in Instrument No. 20180801-00705068 in the Register's Office.

Being the same property conveyed to Ronnie Renee Allen and Terra Jo Boyd Hearne as heirs at law of Patricia Josephine Boyd aka Patricia J. Boyd, who died December 29, 2017, as evidenced by affidavit of heir-ship, dated May 23, 2018 recorded as Instrument Number 20180629- 0062946, Register's Office for Davidson County, Tennessee.

ALSO being part of the same property conveyed to Patricia J. Boyd, unmarried from Fox Ridge Homes, Inc. by Deed dated July 26, 1993 in Book 9025, Page 402, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

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 28th day of August, 2024.

Terra Jo Hearne (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of August, 2024, before me personally appeared Terra Jo Hearne, 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 28th day of August, 2024.

Notary Signature
My commission expires:

LAURIELLE CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-26-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $285,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 28th day of August, 2024.

Notary Public
My commission expires: 3.20.28
File No. 2024-7181-RS

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 8/28/24.

Affiant Signature

8/29/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of August, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY