This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23308-AP

STATE OF TENNESSEE
COUNTY OF WILSON

Karen Johnson Davidson County
Batch# 1190266 DEEDWARR
10/04/2024 02:44:30 PM 2 pgs
Fees: $13.00 Taxes: $2,418.14
20241004-0077370

The actual consideration or value, whichever is greater, for this transfer is $653,550.00.

Affiant

Subscribed and sworn to before me, this the 4th day of October, 2024.

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027

Notary Public
My Commission Expires: 7/17/27

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Stephen Don Ringenberg Sylvia Fox Ringenberg 2104 Amanda Meadow Court Hermitage, TN 37076	FirstBank c/o Shellpoint Mortgage Servicing P.O. Box 60536 City of Industry, CA 91716-0535	098-13-0C-123-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Bob R. Pirkle and Janice C. Pirkle, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Stephen Don Ringenberg and Sylvia Fox Ringenberg, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs 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 all of Lot No. 89, Phase Four, Section Two, The Meadows of Seven Points, according to survey and plat of same appearing of record in Instrument No. 20040604-0065965; as corrected in Instrument No. 20041019-0125550, in the Register's Office for Davidson County, Tennessee, to which plat and correction references are hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Bob R. Pirkle and Janice C. Pirkle, husband and wife by Warranty Deed from Jason Watts and wife, Amanda Watts, dated December 27, 2018, recorded December 31, 2018, of record in Instrument No. 20181231-0125967, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2104 Amanda Meadow Court, Hermitage, TN 37076**.

This conveyance is made subject to 1) Property taxes for the year 2025, and thereafter, a lien not yet due and payable. The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of October, 2024.

GRANTOR:

Bob R. Pirkle

Janice C. Pirkle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bob R. Pirkle and Janice C. Pirkle, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of October, 2024.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

Certificate of Authenticity

I, Anthony N. Greco, 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 the 04 day of October, 2024.

Anthony N. Greco, Affiant — 10/04/2024 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 04 day of October, 2024.

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 17, 2027