THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1194982 DEEDWARR
10/17/2024 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20241017-0080572

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Dwan Hill and Laura Hill 4937 Danby Drive Nashville, TN 37211	First American Mortgage Solutions c/o CMG Mortgage Solutions 1795 International Way Idaho Falls, ID 83402	147 09 0 080.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Andrew Stump and Mckenzie Stump, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Dwan Hill and Laura Hill, a married couple**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 4937 Danby Drive, Nashville, TN 37211 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 37 on the Plan of Caldwell Country Estates, Section One, as of record in Plat Book 2663, Pages 68 and 69, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Andrew Stump and McKenzie Stump, husband and wife from David Bachert and Betsey Bachert by Warranty Deed dated 09/09/2021 and recorded in Instrument No. 20211028-0145018, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 16th day of October, 2024.

Andrew Stump

Mckenzie Stump

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of October, 2024, before me personally appeared Andrew Stump and Mckenzie Stump, 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 16th day of October, 2024.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 $660,000.00, 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 16 day of October, 2024

Notary Public
My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 10-16-24.

Affiant Signature

10-16-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 16 day of October, 2024.

Notary Signature

My Commission Expires: 5-9-26

