Karen Johnson Davidson County
Batch# 1195998 DEEDWARR
10/21/2024 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20241021-0081541

WARRANTY DEED

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08.28.2025
COUNTY OF WILSON

File No. EM-24-7717

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 2024

Notary Public

MY COMMISSION EXPIRES: 06/28/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kaylin Danielle Maples and William Laurence Sullivan	Ark-La-Tex Financial Services, LLC	
(NAME)	(NAME)	
1456 Stoner Ridge	5160 Tennyson Parkway, Ste. 1000	075-11-0A-077.00-CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Jennifer Belk White and Thomas Roger White, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kaylin Danielle Maples and William Laurence Sullivan, a married couple**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 72 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 Jennifer Belk White and Thomas Roger White, wife and husband by Warranty Deed from Corey Jones, an unmarried man of record in Instrument No. 20190809-0079291 Register's Office for Davidson County, Tennessee, dated August 08, 2019 and recorded on August 09, 2019.

This is property more commonly known as 1456 Stoner Ridge, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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/our hand this 16th day of October, 2024.

Jennifer Belk White

Thomas Roger White

STATE OF INDIANA
COUNTY OF BOONE

On this 15th day of October, 2024, before me personally appeared Jennifer Belk White and Thomas Roger White, 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 15th day of October, 2024.

Notary Signature
My commission expires: 6/18/32

JANE ROMAN-BROWN
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0757077
My Commission Expires Jun 18, 2032

Certificate of Authenticity

I, Joshua A. Terry, 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 10/15/24.

Affiant Signature – Joshua A. Terry

10/18/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/18/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27