Karen Johnson
Batch # 1198667
10/30/2024 11:29:28 AM
Fees: $18.00 Taxes: $1,824.10

Davidson County
DEEDWARR
3 pgs

20241030-0083508

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $493,000.00.

Bill Wayne Jaco III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF OCTOBER, 2024.

J Miranda Belote
Notary Public

MY COMMISSION EXPIRES: 3/25/25
(AFFIX SEAL)

J. MIRANDA BELOTE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
J. Miranda Belote, Attorney at Law, 365 West Main Street, Hendersonville, TN 37075

File No.: 2024.0163

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Bill Wayne Jaco, III and Kaitlyn Brooke Jaco	FT Home Loans, Inc.	098 06 0B 075.00
(NAME)	(NAME)	
	906 South Rock Street	
(ADDRESS)	(ADDRESS)	
	Sheridan AR 72150	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Ninety-Three Thousand And No/100 Dollars ($493,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, LISA STILWELL-KINGSBURY, MARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BILL WAYNE JACO, III AND KAITLYN BROOKE JACO, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A" attached hereto and made a part hereof

unimproved ☐
This is improved ☑ property, known as 1120 Chickadee Circle, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 25th day of October, 2024.

Lisa Stilwell-Kingsbury

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 25th of October, 2024 before me personally appeared Lisa Stilwell-Kingsbury, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 3/25/25

J MIRANDA BELOTE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

Being Unit B of Lot 71D, on the Plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in Instrument 20051122-0141076, and as shown on the plat of record in Instrument 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lisa D. Stilwell, by Quitclaim Deed from Steven L. Stillwell and wife, Lisa D. Stilwell dated October 28, 2016, recorded November 2, 2016 as Instrument No. 20161102-0115916, Register's Office for Davidson County, Tennessee.

The said Lisa D. Stilwell having since married is now know as Lisa Stilwell-Kingsbury. Commonly known as 1120 Chickadee Circle, Hermitage, TN 37076.

The property being conveyed herein is not the marital residence of the Grantor and/or her spouse.