WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 28 DAY OF October, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

Karen Johnson Davidson County
Batch# 1199228 DEEDWARR
10/31/2024 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20241031-0083887

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: Sydney Carson Sloan	SEND TAX BILLS TO: Sydney Carson Sloan	MAP0PARCEL NO.(S) 097-02-0A-242.00-CO
(NAME) 3944 Hoggett Ford Road	(NAME) 3944 Hoggett Ford Road	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Brittany Irby, an unmarried woman, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Sydney Carson Sloan, an unmarried person, "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 242 on the Plan of Villages of Riverwood, Section One, Phase 3B, Revision One of record in Plat at Instrument No. 20120502-0037433, 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 Brittany Irby, an unmarried woman and Shirley Patrice Hobson, an unmarried woman by Warranty Deed from Lacie Turner Johnson, married of record in Instrument No. 20200721-0079729 Register's Office for Davidson County, Tennessee, dated July 17, 2020 and recorded on July 21, 2020.

Being the same property conveyed to Brittany Irby, an unmarried woman by Quit Claim Deed from Brittany Irby, an unmarried woman and Shirley Patrice Hobson, an unmarried woman of record in Instrument No. 20220407-0040631 Register's Office for Davidson County, Tennessee, dated March 28, 2022 and recorded on April 7, 2022.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☒
This is improved ☐ property, known as 3944 Hoggett Ford Road, Hermitage, TN 37076

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 28 day of October, 2024.

Brittany Irby

STATE OF TENNESSEE
COUNTY OF

On this 28 day of October, 20___, before me personally appeared Brittany Irby, 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 28 day of October, 2024.

Notary Signature
My commission expires:

My Commission Expires
July 7, 2025

DOUGLAS F. WASHINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Addl Dilworth, 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 **October 28, 2024**.

Affiant Signature Date: **10/28/2024**

State of TENNESSEE
County of **WILLIAMSON**

Sworn to and subscribed before me this **28** day of **OCTOBER**, 20**24**.

Notary's Signature

My Commission Expires: 5-9-2026
Date

Notary's Seal (of on paper)

