This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22974-RR

Karen Johnson Davidson County
Batch# 1200539 DEEDWARR
11/01/2024 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,155.37
20241101-0085227

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $582,532.00.

Affiant

Subscribed and sworn to before me, this the 31st day of October, 2024.

Notary Public
My Commission Expires: 8/19/2026

BRENDA NORTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/19/2026
SUMNER COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Stasi Phillips and Daniel Dill 7745 Ridgewood Road Goodlettsville, TN 37072	SWBC Mortg Corp. 9311 San Pedro Ave. Ste 100 San Antonio, TX 78216	009 00 0 060.00

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, **Courtney Anne Givens, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Stasi Phillips and Daniel Dill, wife and husband**, 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:

A certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at a point in the center line of Ridgewood Road, formerly Cotton Patch Road, said point being 200 feet from the northeasterly corner of Tract 1 herein; thence with the center line of said road, South 36 degrees 30 minutes East 350 feet, more or less, to a point in the centerline of Edgewood Road; thence leaving said Road; South 59 degrees West 400 feet to a point; thence North 36 degrees 30 minutes West 350 feet to a point; thence North 59 degrees East 400 feet to the point of beginning.

Being the same property conveyed to Courtney Anne Givens, single woman by Warranty Deed from Matthew Pepin and Ashley Pepin, husband and wife of record in Instrument No. 20211122-0155038 Register's Office for Davidson County, Tennessee, dated November 15, 2021 and recorded on November 22, 2021.

This is improved property located at: **7745 Ridgewood Road, Goodlettsville, TN 37072.**

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 ~~1st~~ 30th day of ~~October~~ September, 2024.

GRANTOR:

Courtney Anne Givens

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Courtney Anne Givens, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~1st~~ 30th day of ~~October~~ September, 2024.

Notary Public
My Commission expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

202411010085227

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 09/30/24 (date of document).

Affiant Signature

10/31/24
Date

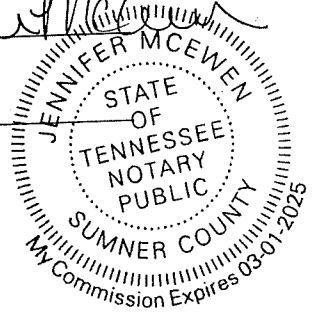
State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 31st day of October, 2024

Notary Public

My Commission Expires:



NOTARY'S SEAL