Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
24-0262

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of November, 2024

Notary Public

Commission Expires: 10.25.27

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 1212679 DEEDWARR
12/05/2024 07:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,254.30
20241205-0094321

Address of New Owner	Send Tax Bills To:	Map & Parcel
Shetia R. Britton & Robert L. Britton 744 Stone Hedge Drive Old Hickory, TN 37138	New Owner	053-16-0-268.0

WARRANTY DEED

24NT01251

FOR AND IN 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,

Nicholas Eagles and Lillie Eagles, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shetia R. Britton, and Robert L. Britton, III, wife and husband

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:

LAND in Davidson County, Tennessee, being Lot No. 14 on the Plan of Stone Hedge, Section 4, as of record in Plat Book 9700, Page 265, and amended in Book 10159, Page 42, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Nicholas Eagles and Lillie Eagles by Quitclaim Deed from John Eagles, dated 7/15/2021 and recorded 7/21/2021 in Instrument No. 20210721-0097605; and being the same property previously conveyed to John Eagles, Nicholas Eagles and Lillie Eagles, joint tenants, by Warranty Deed from Robert B. Farley, an unmarried man, dated 11/7/2016 and recorded 11/9/2016 in Instrument No. 20161109-0118602, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 744 Stone Hedge Drive Old Hickory, TN 3713

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of November, 2024.

Nicholas Eagles

Lillie Eagles

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nicholas Eagles and Lillie Eagles** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 27th day of November, 2024.

Notary Public
My Commission Expires: 3/20/27

(Notary Seal)

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 11-27-2024 (date of document).

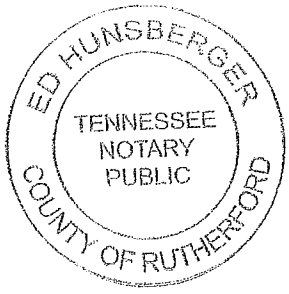
Affiant Signature

12-3-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd of December, 2024.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26