WARRANTY DEED	STATE OF TN COUNTY OF Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS $499,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE December 5th, 2024 Notary Public MY COMMISSION EXPIRES :

JENNIFER GENTRY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON MY COMM. EXPIRES NOVEMBER 27,2027

THIS INSTRUMENT WAS PREPARED BY:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clinton Mccoy Staton and Hailey Staton	Mtg. Solutions of CO	097 16 0B 001.00
(NAME)	(NAME)	
2935 Cherrybark Ct	7450 Campus Dr, Ste 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Colorado Springs, CO 80920	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF FOUR HUNDRED NINETY-NINE THOUSAND AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Tony Spillman, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Clinton McCoy Staton and Hailey Staton, 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Towering Oaks, Phase 3 of record in Instrument No. 20170216-0015923, 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 Tony Spillman, a single man by deed from SDH Nashville, LLC, of record in Instrument No. 20180911-0089818, dated 9/11/2018, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **2935 Cherrybark Ct, Hermitage, TN 37076**
(House Number) (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.

Karen Johnson Davidson County
Batch# 1213468 DEEDWARR
12/09/2024 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,846.30
20241209-0095393

Witness my/our hand(s) this 5th **day of December, 2024.**

Tony Spillman

John Sobota as spouse of Tony Spillman

STATE OF South Carolina
COUNTY OF Kershaw

On this 5th day of December, 2024, before me personally appeared Tony Spillman and John Sobota to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

Witness my hand at office on 5th **day of December, 2024.**

Notary Public. My Commission Expires: 07/28/2032

SARAH BOYKIN
Notary Public-State of South Carolina
My Commission Expires
July 28, 2032

Certificate of Authenticity

I, Amanda Maynor, 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

December 5, 2024.

Date

Affiant Signature

December 9, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **9** day of **December**, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON