BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,750,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF **DECEMBER, 2024.** Notary Public MY COMMISSION EXPIRES: **MARCH 3, 2026** (AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1223094 DEEDWARR
01/03/2025 01:36:34 PM 2 pgs
Fees: $13.00 Taxes: $6,475.00
20250103-0000680

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DUNG NGUYEN AND LOI V. LE	**GUARANTEED RATE, INC.**	**103-01-2C-001.00 CO**
(NAME) **6034 HILL CIRCLE**	(NAME) **3940 N. RAVENSWOOD AVE., SUITE 2W**	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) **CHICAGO, IL 60613**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **WE, STONEHOUSE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DUNG NGUYEN AND LOI V. LE, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR 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 Unit No. A on the plan of 6034 Hill Circle Homes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 6034 Hill Circle Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220207-0013565, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to CLIFFORD CRAIG SIMPSON, by deed from DWAYNE H. SMITH, UNMARRIED, of record in Instrument No. 20161026-0113095, dated October 25, 2016, said Register's Office.

CLIFFORD CRAIG SIMPSON further conveyed a portion to STONEHOUSE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed of record in Instrument No. 20201112-0133718, dated November 12, 2020, said Register's Office.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of 6034 Hill Circle Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 210220207-0013565; Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument No. 20240924-0073977; Dedication of Easement & Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument No. 202409307-0015829; Grant of Utility Line Easement of record in

Instrument No. 20150429-0038236; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **6034 HILL CIRCLE, NASHVILLE, TN 37209**
(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, 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 my hand this 30 day of December, 2024.

STONEHOUSE CONSTRUCTION, LLC
A Tennessee Limited Liability Company

President
By: Douglas M. Simpson, Chairman & President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **DOUGLAS M. SIMPSON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chairman and President of **Stonehouse Construction, LLC,** the within-named bargainor, a Tennessee Limited Liability Company, and that he as such Chairman and President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Stonehouse Construction, LLC,** by himself as such Chairman and President.

Witness my hand and official seal at Nashville, Tennessee this 30 day of December, 2024.

My Commission expires: March 3, 2026

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public