STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of January, 2025.

Notary Public
MY COMMISSION EXPIRES:
File No. G24-22460

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kiefer Luttrell and Mallory Stubbs (NAME)	CMG Mortgage, Inc. dba CMG Home Loans (NAME)	042-14-0-080
414 Westchester Dr. (STREET ADDRESS)	3160 Crow Canyon Rd Suite 400 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	San Ramon CA 94583 (CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1227704 DEEDWARR
01/16/2025 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20250116-0003737

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 HEREBYACKNOWLEDGED, WE, **Robert A. Leftwich, Jr. and wife, Linda M. Leftwich,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kiefer Luttrell and Mallory Stubbs, 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 the 11th Civil District of Davidson County, Tennessee, being Lot No. 4, Section 1, Blair Estates, as of record in Book 2663, Page 24, Register's Office for said County, more particularly described as follows:

Beginning at a point in the northeasterly margin of Westchester Drive, common corner of Lots Nos. 3 and 4;thence with the line between said two lots, northeasterly 178.05 feet, and northerly 106 feet to a point; thence easterly with the rear line of the subject lot, 119.75 feet to a point; thence southerly 284.31 feet to a point in the northerly margin of a 50 foot unnamed street; thence with said margin of said street southwesterly 149.86 feet to a point at its intersection with Westchester Drive; thence with the margin of said Drive westerly 43.27 feet, and northwesterly 65 feet, to the point of beginning.

Being the same property conveyed to Robert A. Leftwich, Jr. and wife, Linda M. Leftwich by Deed dated October 13, 2004, recorded October 18, 2004, in Instrument Number 20041018-0124981, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 414 Westchester Dr., Madison, TN 37115.

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.

Witness my/our hand(s) this 16th day of January, 2025.

X _____
Robert A. Leftwich, Jr.

X _____
Linda M. Leftwich

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of January, 2025, before me personally appeared Robert A. Leftwich, Jr. and Linda M. Leftwich, 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 16th day of January, 2025.

_____
Notary Signature
My commission expires: 1/28/2029

MICHAEL T. MOSES
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, **Pam Autry,** 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 this the 16 day of January, 2025.

Affiant Signature

Date 1/16/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16 day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

