Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
25-0002

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of January, 2025

Notary Public

Commission Expires: 10-25-27

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 1234863 DEEDWARR
02/06/2025 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $821.40
20250206-0009215

Address of New Owner	Send Tax Bills To:	Map & Parcel
Georgia Ann Martin 922 Old Fountain Place Hermitage, TN 37076	New Owner	064-12-0A-922.00 CO

24NT0 1490

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, I/WE, **Rachel Rittenberry and Dustin Cornelison, Heirs at Law of the Estate of Shannon Stoner** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Georgia Ann Martin, a single woman

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit Number 922, of Fox Run Condominiums, Section 2, of record in Book 5200, Page 148, Register's Office of Davidson County, Tennessee, as further established by Master Deed of record in Book 5535, Page 713, as amended in Book 5895, Page 516, Book 5936, Page 301, Book 6370, Page 817 and Book 8510, Page 95, said Register's Office, to which reference is hereby made for a more complete and accurate description of said unit.

BEING the same property conveyed to Shannon Stoner by Warranty Deed from Brian L. Shipman, as Trustee of the Revocable Trust of A. Lamar Shipman dated December 6, 2011, said Warranty Deed being dated 1/25/2017 and recorded 2/6/2017 in Instrument No. 20160206-0012693, Register's Office for Davidson County, Tennessee.

The said Shannon Stoner (aka Shannon Denise Stoner) died intestate on January 30, 2021. Order for Intestate Administration filed 11/10/2022 in Docket No. 22P658, in the Probate Court for Davidson County, Tennessee. As evidenced by Affidavits of Heirship recorded in Instrument No. _202502060009213_ and in Instrument No. _202502060009214_, in Register's Office for Davidson County, Tennessee, Rachel Rittenberry and Dustin Cornelison are her only Heirs at Law.

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: 922 Old Fountain Place, Hermitage, TN 37076

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 used, 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 31st day of January, 2025.

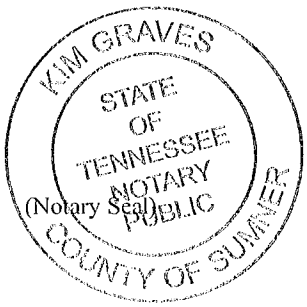
Rachel Rittenberry

Dustin Cornelison

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Rachel Rittenberry and Dustin Cornelison, the bargainor, 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 31st day of January, 2025.



(Notary Seal)

Kim Graves
Notary Public
My Commission Expires: 8-1-28

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 1-31-2025 (date of document).

Affiant Signature

2-6-2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6th of February 2025

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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