STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Megan Valerie Klopp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of March, 2025.

Notary Public
MY COMMISSION EXPIRES: 1/28/26
File No. G25-22800

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 1245881 DEEDWARR
03/11/2025 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20250311-0018440

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Megan Valerie Klopp (NAME)	CrossCountry Mortgage, LLC (NAME)	151-09-0B-246-00
5361 Skip Jack Drive (STREET ADDRESS)	41 Pinelawn Road, Suite GL-2 (STREET ADDRESS)	
Nashville, TN 37013 (CITY) (STATE) (ZIP)	Melville, NY 11747 (CITY) (STATE) (ZIP)	

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, **Kenneth E. Toews and Vicki L. Toews, husband and wife, Heirs at Law of Derek R. Toews**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Megan Valerie Klopp, an unmarried 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 209 ON THE PLAN OF LAKESIDE COVE AT PERCY PRIEST, PHASE 4, OF RECORD IN INSTRUMENT NO. 20070607-0068360, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

Being the same property conveyed to Derek R. Toews, an unmarried person by Quitclaim Deed dated January 11, 2011 from Derek R. Toews, unmarried and Kenneth E. Toews and Vicki L. Toews, husband and wife, joint tenants with right of survivorship, recorded January 28, 2011, in Instrument Number 20110128-0007733, in the Register's Office of Davidson County, Tennessee. The said Derek R. Toews died intestate December 27, 2024 leaving as his Heirs at Law Kenneth E. Toews and Vicki L. Toews. See Affidavit of Heirship of record in Instrument 202503110018439, Register's Office for said County.

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 5361 Skip Jack Drive, Antioch, TN 37013.

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 11th day of March, 2025.

Kenneth E. Toews

Vicki L. Toews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of March, 2025, before me personally appeared Kenneth E. Toews and Vicki L. Toews, 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 11th day of March, 2025.

Notary Signature
My commission expires: 1/24/26

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

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 3/11/25 (date of document).

Affiant Signature

3/11/25
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 11th day of March, 2025.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY