Warranty Deed

Karen Johnson Davidson County
Batch# 1249394 DEEDWARR
03/24/2025 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20250324-0021691

State of Tennessee
County of Davidson

The actual consideration for this transfer is $605,000.00-.

Affiant

Subscribed and sworn to before me this the 11th day of March, 2025

Notary Public
My Commission Expires:
10-25-26

MEGAN CRAWFORD
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Marketplace Title and Escrow, LLC.
1880 General George Patton Dr.
Suite 107
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Map Parcel Numbers:
Colton D. Dowell and Shayla Lewey 4013 Liberton Way, Nolensville, TN 37135	Wilson Bank & Trust Mortgage Center 207 Legends Dr. Lebanon, TN 37087	187-09-0A-034-00 CO

KNOW ALL MEN BY THESE PRESENTS that **Reed Loeffel and Taylor Loeffel, husband and wife**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever transfer unto **Colton D. Dowell and Shayla Lewey, husband and wife**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Phase Nine, Section Two Burkitt Village SP Subdivision, as shown on plat of record in Instrument 20180208-0012957, Register's Office for Davidson County, reference to which is hereby made for a more complete description of the property.

Being the same property conveyed to Reed Loeffel and Taylor Loeffel, husband and wife Warranty Deed from Lane M. Stockeland, by K. Thomas Sidwell as attorney in fact and Valerie M. Stockeland, by K. Thomas Sidwell as attorney in fact, husband and wife dated July 23, 2020 and recorded on August 05, 2020 of record as Instrument Number 20200805-0086459, in the Register's Office of Davidson County, Tennessee.

Being also known as: 4013 Liberton Way, Nolensville, TN 37135

This is improved property having a physical address of: 4013 Liberton Way, Nolensville, TN 37135.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of records, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of March, 2025

Reed Loeffel

Taylor Loeffel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of March, 2025, before me personally appeared Reed Loeffel and Taylor Loeffel, 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: 10/4/2027



True Copy Certification

I, Yvette Meldrum, 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 March 21, 2025

Signature

March 21, 2025

State of Tennessee

County of Williamson,

Sworn to and subscribed before me this March 21, 2025

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025