RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson Davidson County
Batch # 1255050 DEEDWARR
04/02/2025 10 39 17 AM 2 pgs
Fees $13 00 Taxes $3,277 83

20250402-0024972

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $885,900 00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2025.

Notary Public

NOTARY PUBLIC
Pamela B Matheney
My Commission Expires
August 30, 2028
STATE OF TENNESSEE

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My commission expires

THIS INSTRUMENT PREPARED BY:
Keith H Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Lyle Ellis Hill, Jr and Karen Elizabeth Hill	**Rocket Mortgage, LLC**	**127-00-0-304.00**
8036 Charlotte Pike	**1050 Woodward Ave.**	
Nashville, TN 37221	**Detroit, MI 48226**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10 00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Louis J. Stans and Patricia G. Stans, Trustees of The Stans Joint Revocable Trust Dated June 14, 2023

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Lyle Ellis Hill, Jr and Karen Elizabeth Hill, married to each other

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit

Land in Davidson County, Tennessee, Being Lot No 3, as Shown on The Map Entitled Final Plat of Hows Subdivision, of Record as Instrument No 20060417-0043316, Register's Office for Davidson County, Tennessee, to Which Plan Reference is hereby made for a more Complete and accurate legal Description

Being the same property conveyed to Louis J Stans and wife, Patricia G Stans by Warranty Deed from Lawrence A Schoepke and wife, Cheryl Schoepke of record in Instrument No 20120511-0040891 Register's Office for Davidson County, Tennessee, dated May 09, 2012 and recorded on May 11, 2012

Being the same property conveyed to Louis J Stans and Patricia G Stans, Trustees of The Stans Joint Revocable Living Trust Dated June 14, 2023, and any Amendments Thereto by Quitclaim Deed from Louis J Stans and Patricia G Stans, husband and wife of record in Instrument No 20230817-0064282 Register's Office for Davidson County, Tennessee, dated June 14, 2023 and recorded on August 17, 2023

This is improved property known as **8036 Charlotte Pike, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows

1 Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee

2 Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee

3 Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of March, 2025

Louis J Stans, Trustee

Patricia G Stans, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Louis J. Stans and Patricia G. Stans**, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the **Trustees of the Stans Joint Revocable Living Trust**, a revocable trust, and is authorized by the trust document to execute this instrument on its behalf

Witness my hand and official seal this 31st day of March, 2025

Notary Public
My Commission Expires 3-23-27

Lenders Title Company File No 25-000876-626

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County