This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path # 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615)413-9589 fax

Karen Johnson Davidson County
Batch# 1269683 DEEDWARR
05/06/2025 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,069.30
20250506-0035458

WARRANTY DEED

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, WE, **JASON FIEDLER AND WIFE, KRISTY FIEDLER**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JARED WILLIAM HOVIS, an unmarried man**, 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. 35 ON THE PLAN OF GATEWAY, SECTION 1, AS OF RECORD IN PLAT BOOK 3300, PAGE 39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO JASON FIEDLER AND WIFE, KRISTY D. FIEDLER, BY WARRANTY DEED FROM ROBER B. JOINER AND WIFE, AMY J. JOINER, OF RECORD IN INSTRUMENT NO. 20030516-0067130, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 103 FRIENDSHIP COURT, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 5th day of May, 2025.

JASON FIEDLER

KRISTY FIEDLER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JASON FIEDLER and KRISTY FIEDLER, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 5th day of May, 2025.

Notary Public
My Commission Expires: 6-20-28

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $289,000.00.

Affiant

Subscribed and sworn to before me, this the 6 day of May, 2025.

NOTARY PUBLIC
My commission expires _____

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

Address New Owner(s) as follows:
JARED WILLIAM HOVIS
103 FRIENDSHIP COURT
GOODLETTSVILLE, TN 37072

Send Tax Bills To:
GoldStar Mortgage Financial Group Corp.
2350 Green Rd., Ste. 100 B, Ann Arbor, MI 48105
Map and Parcel No(s).: 033 12 0 078.00

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

True Copy Certification

I, **Tonya Cherry,** 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 5 day of May, 2025.

Affiant Signature
Date 5/6/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6 day of May, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JUB 10, 2027