WARRANTY DEED

Karen Johnson
Batch # 1279348
05/29/2025 02 44 40 PM
Fees $13 00 Taxes $1,128 50

Davidson County
DEEDWARR
2 pgs

20250529-0042211

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Michael D Hodges	Old National Bank	
(NAME)	(NAME)	
328 Harrington Avenue	One Main Street	052-01-0-095 00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Evansville, IN 47708	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Ryan P. Darrow and Jeffrey Patrick Stanley, a married couple, joint tenants with expressed rights of survivorship**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael D. Hodges, single man**, HEREINAFTER CALLED THE GRANTEE, 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 No. 25, Block A on the Plan of Final Plat of Crittenden Estates Subdivision of record in Plat Book 974, Page 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ryan P. Darrow, a single man by Warranty deed from Alexander B. Faulkner, single man of record in Instrument No. 20170104-0000744, Register's Office for Davidson County, Tennessee, dated December 30, 2016 and recorded on January 04, 2017.

Being the same property conveyed to Ryan P. Darrow and Jeffrey Patrick Stanley, a married couple, joint tenants with expressed rights of Survivorship by Quitclaim Deed from Ryan P. Darrow of record in Instrument No. 20190912-0092203, Register's Office for Davidson County, Tennessee, dated September 6, 2019 and recorded on September 12, 2019.

This is property more commonly known as 328 Harrington Avenue, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO· (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter, and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee

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. 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.

Witness my/our hand this 27th day of May, 2025.

Ryan P. Darrow

Jeffrey Patrick Stanley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of May, 2025, before me personally appeared Ryan P Darrow and Jeffrey Patrick Stanley, 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 27th day of May, 2025.

Notary Signature
My commission expires:

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # JM-WR-25-328