THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P25-16981-BW Karen Johnson Davidson County Batch# 1279887 DEEDWARR 05/30/2025 11:59:30 AM 3 pgs Fees: $18.00 Taxes: $2,219.63 20250530-0042617	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 599,900.00. Jennifer Russell Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 2025. Notary Public MY COMMISSION EXPIRES: 10/23/25 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sara Elizabeth Stanton	New Owner	
1164 Frewin St		187-05.0A-010.00-CO
Nolensville, TN 37135		
(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, WE, **CG Davenport Investments, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sara Elizabeth Stanton, unmarried**

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:

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

Being Lot No. 10 on the Plan of Burkitt Springs, Phase 4B, of record in Instrument No. 20160802-0079556, 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 Penelope J. Anderson and Bradley Dills, wife and husband by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. August 30, 2017 Register's Office for Davidson County, Tennessee, dated August 31, 2017 and recorded on 20170831-0089476.

Being the same property conveyed to CG Davenport Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed from Bradley Dills and Penelope J. Anderson, husband and wife of record in Instrument No. 20250102-0000314 Register's Office for Davidson County, Tennessee, dated January 02, 2025 and recorded on January 02, 2025.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1164 Frewin St, Nolensville, TN 37135**

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 our hands this the 27th day of May, 2025.

CG Davenport Investments, LLC

BY: _____
James G. Davenport, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James G. Davenport, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of the maker, **CG Davenport Investments, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal this the 27th day of May, 2025.

My Commission expires: 10-4-27

_____
Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Linzie Hahn, 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 5/27/25.

Date

LHahn

Affiant Signature

5/27/25

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 27th day of May, 2025.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028