Karen Johnson Davidson County
Batch# 1281470 DEEDWARR
06/04/2025 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20250604-0043971

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Stacy L Thomas
Affiant

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

Subscribed and sworn to before me, this 3rd day of June, 2025.

Eileen K. Hopkins
Notary Public:
My Commission Expires:

WARRANTY DEED

38687

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Paul Kintzing and Madeleine Hicks 411 Rosehill Ct. Goodlettsville, TN 37072	~~New Owner~~ Ark-La-Tex Financial dba Benchmark Home Loans 5160 Tennyson Pkwy STE 1000 Plano, TX 75024	~~025-07-0-029.00~~ 025-07-0-029.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **William Parker Gupton and Kristi Gupton, husband and wife**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Paul Kintzing and Madeleine Hicks, husband and wife,** hereinafter called the Grantee(s), his/her/their 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. 54 as shown on the map entitled Section Three, Ranchwood Estates, of record in Book 3300, Page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 54 fronts 35.5 feet on the southerly side of the terminus of Rosehill Court and extends back 282.2 feet on the easterly line and 282.1 feet on the westerly line to a dead line in the rear, which is a broken line measuring 243.03 feet thereon.

BEING the same property conveyed to William Parker Gupton, by Warranty Deed from Kenneth B. Gupton and wife, Mary Beth Gupton, dated 8/18/2020 and recorded 8/24/2020 in Instrument No. 20200824-0094906, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to Restrictive Covenants of record in Book 3398, Page 479, Register's Office for Davidson County, Tennessee.

Subject to Right of Way Agreement specific to subject lot recorded in Book 8091, Page 912, Register's Office for Davidson County, Tennessee.

Subject to all existing easements and all other matters shown on plat of record in Book 3300, Page 59, Register's Office for Davidson County, Tennessee.

Kristi Gupton joins in the conveyance for the express purpose of relinquishing all her right, title, and interest to said property, marital or otherwise.

The above legal description is the same as that contained in the previous deed of record.

This is (_XX__) improved (____) unimproved property, known as: 411 Rosehill Ct., Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s)

with said Grantee(s) that we 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 unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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(s) this the 3rd day of June, 2025.

William Parker Gupton

Kristi Gupton

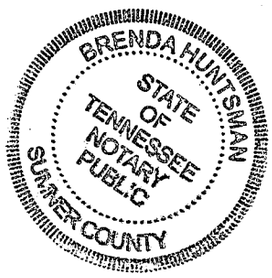
State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **William Parker Gupton and Kristi Gupton**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of June, 2025.

Commission Expires: 9/27/24

Notary Public:



Tennessee Certification of Electronic Document

I, George Mudter, 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 June 3, 2025 (date of document).

Affiant Signature

6-3-2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

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