Karen Johnson Davidson County
Batch# 1282005 DEEDWARR
06/06/2025 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,959.69
20250606-0044667

WARRANTY DEED

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,916.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2025

Notary Public

MY COMMISSION EXPIRES: 9/8/25
(AFFIX SEAL)

File No. SG-25-10032

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
Arron Richie and Katelyn Richie	Nivus Home Mortgage	
(NAME)	(NAME)	
5809 Hearthstone Lane	1155 Ocean Ave	160-15-0-003.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Lakewood NJ. 08701	
(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, **Andrew Tilghman and Lindsey Tilghman (incorrectly referenced as Andrew Tilgham and Lindsey Tilgham in prior deed of record), Husband and Wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Arron Richie and Katelyn Richie, Husband and Wife,** 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. 3 on the Plan of Phase 1, Hearthstone of record in Plat Book 5200, Page 218 and amended in Book 5767, Page 28 and Book 6252, Page 422, 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 Andrew Tilgham and Lindsey Tilgham, husband and wife by Warranty Deed from Dennis W. Riley and wife, Kelley E. Riley of record in Instrument No. 20141117-0105863 Register's Office for Davidson County, Tennessee, dated November 14, 2014 and recorded on November 17, 2014.

This is property more commonly known as 5809 Hearthstone Lane, Brentwood, TN 37027.

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 4th day of June, 2025.

Andrew Tilghman

Lindsey Tilghman

STATE OF Michigan
COUNTY OF Ottawa

On this __th day of June, 2025, before me personally appeared Andrew Tilghman and Lindsey Tilghman, 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 4th day of June, 2025.

Notary Signature
My commission expires: 03/03/2029

NAOMI KIRVAN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF ALLEGAN
My Commission Expires 03/03/2029
Acting in the County of Ottawa

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 5, 2025.

J. Carlton Drumwright

June 5, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 5, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY