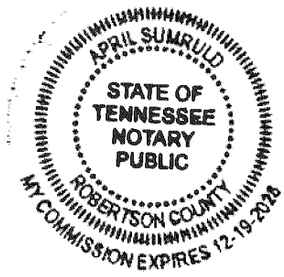
Karen Johnson Davidson County
Batch# 1283437 DEEDWARR
06/09/2025 10:39:30 AM 4 pgs
Fees: $23.00 Taxes: $1,693.12
20250609-0045088



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $457,600.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this 4th day of June, 2025.

April Sumruld
Notary Public

My commission expires: 12-19-2028

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Amber Lynn Stoppel	CMG Mortgage Inc. dba CMG Home Loans	187-01-0B-042.00-CO
4012 Orsman Lane	3160 Crow Canyon Road #400	
Antioch, TN 37013	San Ramon, CA 94583	

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,

Mason Dills and Elise Dills, husband and wife, and Hannah Dills and John Michael Dills, wife and husband

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Amber Lynn Stoppel, a single woman

(hereinafter called the "Grantee"), her 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. 42 of Burkitt Ridge, Phase 3B, District 3, as shown on plat of record in Instrument No. 20211102-0146506, 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 Mason Dills, an unmarried man, and Hannah Dills and John Michael Dills, wife and husband, all as joint tenants with right of survivorship by Warranty Deed from Regent Homes LLC, a Tennessee limited liability company of record in Instrument No. 20230428-0031483 Register's Office for Davidson County, Tennessee, dated April 28, 2023 and recorded on April 28, 2023.

**The said Mason Dills has married Elise Dills since the purchase of this property; the said Elise Dills joins in the execution of this Warranty Deed to convey any interest, specifically any*

homestead, dower, spousal or other marital rights or interests, as contemplated in T.C.A. § 26-2-301 or other similar statutes therein, that she may have in the subject property.

This is improved property known as **4012 Orsman Lane, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 4th day of June, 2025.

Mason Dills

Elise Dills by Mason Dills, attorney-in-fact

Hannah Dills by Mason Dills, attorney-in-fact

John Michael Dills by Mason Dills, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Mason Dills, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 4th day of June, 2025.

Notary Public
My Commission Expires: 12/20/27

JOHN DANIEL THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027

SP 11/2015

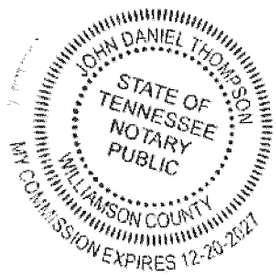
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mason Dills,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Elise Dills** for the purposes therein contained, and who further proved to me that he is the **Attorney-in-Fact for Elise Dills** and is authorized by her to execute this instrument on her behalf.

This the 4th day of June 2025.

Daniel Thompson
NOTARY PUBLIC

My Commission Expires: 12/20/27



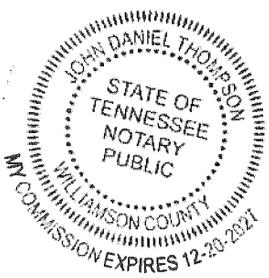
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mason Dills,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Hannah Dills** for the purposes therein contained, and who further proved to me that he is the **Attorney-in-Fact for Hannah Dills** and is authorized by her to execute this instrument on her behalf.

This the 4th day of June 2025.

Daniel Thompson
NOTARY PUBLIC

My Commission Expires: 12/20/27



STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

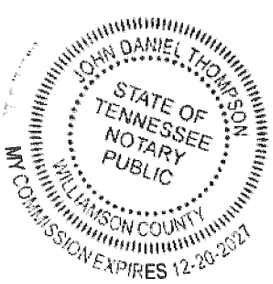
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mason Dills,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **John Michael Dills** for the purposes therein contained, and who further proved to me that he is the **Attorney-in-Fact for John Michael Dills** and is authorized by him to execute this instrument on his behalf.

This the 4th day of June 2025.

Daniel Thompson
NOTARY PUBLIC

My Commission Expires: 12/20/27

Lenders Title Company File No. 25-002275-524



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 4. 2025.

Affiant Signature

9th day of June, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

