Karen Johnson
Batch # 1284899
06/16/2025 02 34 46 PM
Fees $18 00 Taxes $2,275 50

Davidson County
DEEDWARR
3 pgs

20250616-0047027

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H Taylor

Ivey Title, LLC Ref: (LM) Title No.: 64033
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Derek Andrew Riffert Kierstin Danielle Horlacher 6118B Morrow Rd Nashville, TN 37209	FirstBank 722 Columbia Ave Franklin, TN 37064

TAX MAP PARCEL NUMBERS: 091024L00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$615,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen Simmons and Sarah Simmons, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Derek Andrew Riffert and Kierstin Danielle Horlacher, husband and wife** hereinafter called the **Grantee**, Grantee's 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 Unit B as shown on Exhibit "A" to the Declaration of Covenants, Conditions, and Restrictions for Home at 6118 Morrow Road of record in Instrument No. 20180815-0080991, Register's Office for said County, to which plan reference is herby made for a more complete description.

Being the same property conveyed to Stephen Simmons and Sarah Simmons, husband and wife, by Warranty Deed from Jordon Caralisa Connell, an unmarried woman, dated June 25, 2021, and recorded on June 29, 2021, of record in Instrument No. 20210629-0088314 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record shown on Exhibit "A" to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20170413-0036177, said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170413-0036177, said Register's Office, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars Restrictive Covenant for Detached Structure of record in Instrument No. 20180517-0047447. All matters shown on Book 2663, page 88, said Register's Office.

This is improved property, known as 6118B Morrow Road, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever

WITNESS THE EXECUTION HEREOF this 30th day of May, 2025.

Stephen Simmons **Sarah Simmons**

State of MASSACHUSETTS

County of ESSEX

On this 30TH day of MAY, 2025, before me the undersigned authority, personally appeared Stephen Simmons and Sarah Simmons, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary STEPHEN M VALENTE

My Commission Expires 10/23/26

See Attached

State of MASSACHUSETTS

County of ESSEX

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $615,000.00

Affiant

Sworn and subscribed before me this 30TH day of MAY, 2025

Notary

My Commission Expires 10/23/26

STEPHEN M VALENTE
Commonwealth of Massachusetts
My commission expires on
October 23, 2026

All Purpose Acknowledgement

State of: MASSACHUSETTS

County of: ESSEX

On this 30TH day of MAY 2025, before me

STEPHEN M VALENTE, a Notary Public, personally appeared

STEPHEN SIMMONS & SARAH SIMMONS,

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this instrument.

Witness my hand and seal:

Printed Name: STEPHEN M VALENTE
My commission expires: 10/23/26

(Seal)

STEPHEN M VALENTE
Commonwealth of Massachusetts
My commission expires on
October 23, 2026

DESCRIPTION OF ATTACHED DOCUMENT:

Title or Type of Document: WARRANT DEED

Document Date: 5/30/2025 Number of Pages: 2

Signers other than named above: N/A