WHEN RECORDED RETURN TO:
Homestead Title, LLC
1704 Crossroads Blvd, #105
Nashville, TN 37203
File No. 4-0438-mc

Karen Johnson Davidson County
Batch# 1298596 DEEDWARR
07/18/2025 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20250718-0056667

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Darshell Denise Lewis Ariel Danielle James 3005 Sunnyview Ct. Nashville, TN 37218	New Owner	059-05-0-242.00

THIS INDENTURE, made this 15th day of July, 2025 between

Randall L. Noe and wife, Catherine A. Noe and
Jerry A. Gingerich and wife, Judith Ellen Gingerich

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Darshell Denise Lewis, an unmarried man, and Ariel Danielle James, an unmarried woman, as joint tenants with right of survivorship

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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

Being Lot No. 247 on the Plan of Buena Vista Estates, Section 6, of record in Book 4460, Page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 247 fronts 80.02 feet on the Southwesterly margin of Sunnyview Court and extends back 104.0 feet on the Northwesterly line and 153.9 feet on the Southeasterly line to a broken line in the rear, measuring 99.2 feet thereon.

Being the same property conveyed to Randall L. Noe and wife, Catherine A. Noe, as to a one-half undivided interest and Jerry A. Gingerich and wife, Judith Ellen Gingerich, as to a one-half undivided interest by Deed from Larry N. Cole and wife, Cheryl L. Cole of record in Book 8006, Page 859, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 3005 Sunnyview Ct., Nashville, TN 37218.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, their heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2025 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written.

Randall L. Noe

Catherine A. Noe

Jerry A. Gingerich

Judith Ellen Gingerich

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Randall L. Noe and Catherine A. Noe and Jerry A. Gingerich and Judith Ellen Gingerich, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 15th day of July, 2025.

Notary Public
My Commission Exp:_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $280,000.00.

Affiant

Sworn to and subscribed before me, this 15th day of July, 2025.

Notary Public
My Commission Exp:_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

I, Kirsten Virden, 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 07/15/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 07/15/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of July, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

