Karen Johnson Davidson County
Batch# 1302113 DEEDWARR
07/25/2025 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $958.30
20250725-0058965

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-2948

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of July, 2025

Brenda Norton
Notary Public

BRENDA NORTON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 08/19/2026 SUMNER COUNTY

Commission Expires: 8/19/2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tia Sanders and Kennedy Heidebrecht 1504 Elliston Street Old Hickory, TN 37138	The Loan Store 6340 North Campbell Ave. Ste 100 Tucson, AZ 85718	053-03-0-295.00

WARRANTY DEED

FOR AND IN 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,

Stephen Cupp, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tia L. Sanders and Kennedy Heidebrecht, wife and husband

HEREINAFTER CALLED THE GRANTEES, 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. 240 on the Plan of Section "C", Village of Old Hickory of record in Plat Book 1424, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description therof.

Said Lot No. 240 fronts 57.0 feet on the Westerly margin of Elliston Street and extends back 60.7 feet on the Northerly line and 60.8 feet on the Southerly line to a dead line in the rear, measuring 57.0 feet thereon.

Being the same property conveyed to Stephen Cupp, unmarried by Warranty Deed from

William Kenneth Jacobs, unmarried of record in Instrument No. 20091006-0092659 Register's Office for Davidson County, Tennessee, dated September 29, 2009 and recorded on October 06, 2009.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1504 Elliston Street, Old Hickory, TN 37138

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 so 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.

Dated this the 23rd day of July, 2025.

Stephen Cupp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of July, 2025, before me personally appeared Stephen Cupp, 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 23rd day of July, 2025.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 **__07/24/2025_____ (date of document)**.

_____
Affiant Signature

_____07/24/2025_____
_ Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this
_24th__ day of
_____July_____, 20_25__.

_____
Notary's Signature
My Commission Expires:_____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029