WARRANTY DEED

Karen Johnson Davidson County
Batch# 1306369 DEEDWARR
08/06/2025 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20250806-0062403

STATE OF FLORIDA
COUNTY OF Hillsborough

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Amanda Harding
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2025.

Erika Nicole Grant
Notary Public

MY COMMISSION EXPIRES: 11/11/2028
(AFFIX SEAL)

ERIKA NICOLE GRANT
Notary Public - State of Florida
Commission # HH 611438
My Comm. Expires Nov 11, 2028
Bonded through National Notary Assn.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jeremiah Sipes	NEW OWNER	086-13-0A087.00
(NAME)	(NAME)	
5044 Sunflower Ln.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I, **Amanda Harding, a married woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jeremiah Sipes, unmarried**, hereinafter called the Grantee his 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. 87 on the Final Subdivision Plat Magnolia Farms, Phase 1, Section 2, of record in Instrument No. 20190318-0024391, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Amanda Harding, an unmarried woman from Beazer Homes, LLC, a Delaware Limited Liability Company by Warranty Deed dated January 27, 2021 and recorded on February 1, 2021 in Instrument No. 20210201-0014059, Register's Office of Davidson County, Tennessee.

Brett Allen Elliott, husband of Amanda Harding hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest he may have in and to the subject property by reason of his marital status or otherwise.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 5044 Sunflower Ln., Hermitage, TN 37076

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, his heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his 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 our hands this 17th day of July, 2025.

Amanda Harding

Brett Allen Elliott

STATE OF FLORIDA

COUNTY OF Hillsborough

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Amanda Harding and Brett Allen Elliott, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of July, 2025.

Notary Public

My Commission Expires:

(SEAL)

ERIKA NICOLE GRANT
Notary Public - State of Florida
Commission # HH 611438
My Comm. Expires Nov 11, 2028
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Tennessee Certification of Electronic Document

I, Shawn Stevens 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 7/17/25 (date of document).

Affiant Signature

8/6/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6TH of AUGUST, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26