RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-32561-25

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1310193 **DEEDWARR**
08/14/2025 01:32:21 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20250814-0064868

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August 2025

NOTARY PUBLIC

My commission expires:

DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia Richardson 306 South Cameron Ct. Hermitage, TN 37076	U.S. Bank P.O. Box 20005 Owensboro, KY 43204	064-11-0A-072-00 CO

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 Dollars ($385,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KEVAN STAFFORD AND DENISE STAFFORD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CYNTHIA LEIGH RICHARDSON, AN UNMARRIED PERSON,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 72 on the Plan of Caleb Chase, a planned unit development, of record in Book 6250, pages 821 and 822, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kevan Stafford and Denise Stafford, husband and wife, from Candace Cook and Bruce Cook, wife and husband, by Warranty Deed dated August 29, 2018 and recorded August 30, 2018 in Instrument #20180830-0086315, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 306 South Cameron Court, Hermitage, TN 37076

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

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 7th day of August, 2025

GRANTOR(S)

Kevan Stafford

Kevan Stafford

Denise Stafford

Denise Stafford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Kevan Stafford and Denise Stafford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7th day of August, 2025

Notary Public

JASON C. NGUYEN

Printed Notary Name

My commission expires: 5/14/29

JASON C. NGUYEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY