Karen Johnson Davidson County
Batch# 1313686 DEEDWARR
08/22/2025 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,550.30
20250822-0067386

ALBERT COLEMAN III NOTARY My Comm. Exp. 4/7/2029 PUBLIC GUILFORD COUNTY, NC

STATE OF ~~TENNESSEE~~ North Carolina AC
COUNTY OF ~~Davidson~~ Guilford AC

The actual consideration or value, whichever is greater, for this transfer is $419,000.00

Affiant

Subscribed and sworn to before me, this 20th day of August, 2025.

Notary Public
My commission expires: 4/7/2029

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Ruth Ann Hall Jeffrey Thomas Hall	SWBC MORTGAGE CORPORATION	086140B08300CO
2721 Fleet Dr	9311 San Pedro #100	
Hermitage, TN 37076	San Antonio TX 78216	

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 ACKNOWLEDGE, WE,

Lisa Stickler, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JEFFREY THOMAS HALL AND RUTH ANN HALL, HUSBAND AND WIFE

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. 33 on the Plan of Fleetwood Subdivision, Phase Two, being a Planned Unit Development, as of record in Plat Book 6900, Page 738 & 739, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description.

Being the same property conveyed to Lisa Libby, an unmarried woman, by Warranty Deed from James Edward Franklin Living Trust, established by The Revocable Trust Agreement of James Edward Franklin dated July 11, 2018, dated August 15, 2018, of record in Instrument No. 20190820-0083561, in the Register's Office for Davidson County, Tennessee. Oath is hereby made that Lisa Libby is now known as and is one and the same person as Lisa Stickler. Oath is hereby made that the subject property was neither her principal residence, nor the principal residence of her spouse and/or dependents.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 2721 Fleet Dr, 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 GRANTEES, their heirs and assigns forever; and we do 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 in 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.

Lisa Stickler Date: 8-20-2025

Lisa Stickler

STATE OF North Carolina

COUNTY OF Guilford

Personally appeared before me, a Notary Public of said County and State, Lisa Stickler, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of August, 2025

NOTARY PUBLIC

My Commission Expires: 4/7/2029

ALBERT COLEMAN III
NOTARY
My Comm. Exp.
4/7/2029
PUBLIC
GUILFORD COUNTY, NC

Certificate of Authenticity

I, Linzie Hahn, 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 8/20/25.

Date

L Hahn

Affiant Signature

8/20/25

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 20th day of August, 2025.

Notary's Signature

My Commission Expires: —

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028