Karen Johnson Davidson County
Batch# 1342052 DEEDWARR
11/04/2025 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.13
20251104-0087960

WARRANTY DEED

WILLIAMSON COUNTY
LYNN McALISTER
STATE OF TENNESSEE
NOTARY PUBLIC

File No. AD-25-11529

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $414,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of November, 2025

Notary Public 7/25/29

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin Jones and Ashley Schoffstall	Ameris Bank	
(NAME) 209 Mill Springs Place	(NAME) 1850 Parkway PL STe 400	064-15-0A-041.00-CO
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Marietta, GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Dustin Curfman, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edwin Jones unmarried man and Ashley Schoffstall, unmarried woman**, HEREINAFTER CALLED THE GRANTEE, 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. 17 on the Plan of Section Two, Plantation Walk, R8 and R20 Residential P.U.D. of record in Plat Book 7900, Page 858, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dustin Curfman and Kathy Curfman, husband and wife by Warranty Deed from Rebecca F. Gebhardt and husband, Josh Gebhardt of record in Instrument No. 20150903-0089921 Register's Office for Davidson County, Tennessee, dated August 31, 2015 and recorded on September 03, 2015.

Being the same property conveyed to Dustin Curfman by Quitclaim Deed from Kathy Curfman of record in Instrument No. 20190327-0027374 Register's Office for Davidson County, Tennessee, dated March 15, 2019 and recorded on March 27, 2019.

This is property more commonly known as 209 Mill Springs Place, Old Hickory, TN 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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.

Witness my/our hand this 3rd day of November, 2025.

Dustin Curfman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of November, 2025, before me personally appeared Dustin Curfman, 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 3rd day of November, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Ryan Rafferty, 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

November 3, 2025
Date

Affiant Signature

11/3/2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 3rd day of November, 2025

Notary's Signature

My commission expires 7/25/29
Date

Notary's Seal (if on paper)

Lynn McAlister
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY