Karen Johnson Davidson County
Batch# 1352950 DEEDWARR
12/02/2025 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20251202-0095608

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $590,000.00.

Affiant

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2026

Subscribed and sworn to before me this 1st day of December, 2025.

Notary Public
My Commission Expires: 12/16/2028

File No.: 2025-1232

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jennifer Mary Ferreri	New Owner	
238 Hearthstone Manor Lane Brentwood, TN 37027		160-15-0A-051.00-CO

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, we

Jamie W. Eller, an unmarried woman

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jennifer Mary Ferreri, a single woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Phase IV, Hearthstone Manor, a part of Hearthstone Manor P.U.D, of record in Book 6250, Page 990, amended in Book 6200, Page 642, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete detailed description.

Being the same property conveyed to Jamie W. Eller, an unmarried woman by Warranty Deed from Douglas A. Ford, a single person of record in Instrument No. 20150819-0083438 Register's Office for Davidson County, Tennessee, dated August 17, 2015 and recorded on August 19, 2015.

This conveyance is subject to any and all restrictions and easements of record.

This is \ improved _____unimproved property and the address of the herein described property is believed to be 238 Hearthstone Manor Lane, Brentwood, TN 37027, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hands this 1st day of December, 2025.

Jamie W. Eller

Jamie W. Eller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of December, 2025, before me personally appeared Jamie W. Eller, 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.

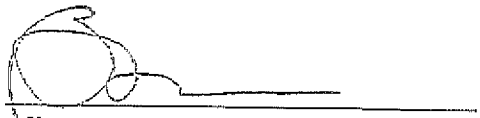
Witness my hand, at office, this 1st day of December, 2025.

Notary Signature
My commission expires: 1/7/2027

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Barbara McGinty, 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 12/1/2025 (date of document).

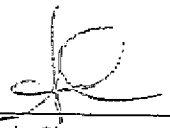


Affiant Signature

Date 12/1/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1st day of December, 2025.



Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

