This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130

File Number: 3-19-6010

Karen Johnson Davidson County
Batch# 348705 DEEDWARR
01/27/2020 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20200127-0009383

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $345,000.00

Affiant

Subscribed and sworn to before me, this the 24th day of January, 2020

Notary Public
My Commission Expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jordan Michael Dhaenens 5003 Churchill Drive Nashville, TN 37211	Pinnacle Bank 150 3rd Avenue South Suite 800 Nashville, TN 37201	146-12-0-095.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Barbara Summar, a widow**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jordan Michael Dhaenens, an unmarried man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot 36, CRIEVEWOOD, as shown on plat of record in Plat Book 2331, Page 99, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Gary W. Summar and wife, Barbara J. Summar by Warranty Deed from Margaret A. Melody of record in Book 6886, Page 577, in the Register's Office of Davidson County, Tennessee, dated June 9, 1986 and recorded June 13, 1986. The said Gary W. Summar since deceased leaving Barbara J. Summar as surviving tenant.

This is ☒ improved or ☐ unimproved property located at: **5003 Churchill Drive, Nashville, TN 37211**

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This conveyance is made subject to 1) Property taxes for the year 20__, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of January, 2020.

GRANTOR:

Barbara Summar

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Barbara Summar, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of January, 2020.

Notary Public
My Commission expires: 9-24-22



202001270009383

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM