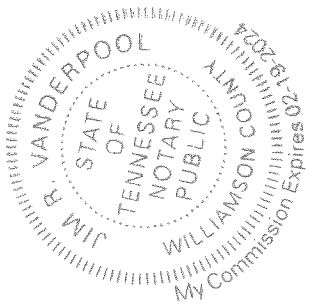
This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-8815-SM

Karen Johnson Davidson County
Batch# 479079 DEEDWARR
09/21/2020 07:50:30 AM 2 pgs
Fees: $13.00 Taxes: $2,086.80
20200921-0107444



STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $564,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of September, 2020.

Notary Public
My Commission Expires: 2/19/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John A. Breckenridge and Reagan H. Breceknridge 7441 Somerset Place Nashville, TN 37221	~~First Bank Mortgage~~ 312 Seaboard Lane #205 Franklin TN 37067	141-15-0D-073.00-C

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Melissa Rivera, a married woman and Kristine F. Duke, a single woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Raegan** Breckenridge **and John Austin Breckenridge, wife and husband,** 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. 73 on the Plan of Resubdivision of Lots 67-73, 121-127 and A Portion of Open Space, Phase II, "Sheffield" on the Harpeth of record in Plat Book 6900, Page 985, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 73, which is a corner lot, fronts 106.24 feet on the southerly margin of Somerset Place and fronts 79.05 feet on the easterly margin of River Fork Drive, said frontages being joined by a curve having a length of 36.34 feet and extends back 77.36 feet on the southerly line and 130.81 feet on the easterly line to a point of intersection.

Being the same property conveyed to Melissa Rivera, a married woman and Kristine F. Duke, a single woman, as tenants in common, by Warranty Deed from Thomas Wartemann and wife, Melissa Wartemann, of record in Instrument No. 20140611-0050686, Register's Office for Davidson County, Tennessee, dated June 10, 2014 and recorded on June 11, 2014.

Jeovani Rivera joins in this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is ☒ improved or ☐ unimproved property located at: **7441 Somerset Place, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2020, 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 Grantors paying their prorated share thereof to the Grantees 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 18th day of September, 2020.

GRANTOR:

Melissa Rivera

Kristine F. Duke

Jeovani Rivera

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Melissa Rivera, Kristine F. Duke and Jeovani Rivera, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of September, 2020.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5-2-22

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary
My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY