This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-8530-TC

Karen Johnson Davidson County
Batch# 482277 DEEDWARR
09/24/2020 10:31:00 AM 2 pgs
Fees: $13.00 Taxes: $1,961.00
20200924-0109845

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $530,000.00.

Affiant

Subscribed and sworn to before me, this the 21 day of September, 2020.

Notary Public
My Commission Expires: 7/3/23

W. DILLON WOODS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 3, 2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Morgan H. Cram and Nathalie Cram 1061 Beech Tree Lane Brentwood, TN 37027	New Owner	171-08-0A-078.00-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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Judith E. Zartman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Morgan H. Cram and Nathalie Cram, husband and wife**, hereinafter called the Grantee(s), 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 all Lot No. 78, Subdivision Plat, Phase II, Cottonport Plantation, according to survey and plat of same appearing of record in Book 6900, page 950, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Judith E. Zartman by Quitclaim Deed from Judith E. Harden Zartman also known as Judith E. Harden and Judith E. Zartman, widow of C. Richard Zartman, dated April 12, 2016, recorded April 18, 2016, of record in Instrument No. 20160418-0037357, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to C. Richard Zartman and Judith E. Harden, tenants in common with right of survivorship by Warranty Deed from Radnor Homes, Inc., dated October 20, 1992, recorded October 21, 1992, of record in Book 8763, page 38, said Register's Office. The said C. Richard Zartman having since died on January 19, 2016, property vesting in Judith E. Harden by operation of law as sole surviving tenant in the entirety.

This is improved or property located at: **1061 Beech Tree Lane, Brentwood, TN 37027.**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 21st day of September, 2020.

GRANTOR:

Judith E. Zartman

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Judith E. Zartman, 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 21st 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