This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-8826-kp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $282,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of October, 2020.

Notary Public
My Commission Expires: _____

Karen Johnson Davidson County
Batch# 496416 DEEDWARR
10/15/2020 10:46:34 AM 2 pgs
Fees: $13.00 Taxes: $1,043.40
20201015-0119875

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David Jamieson 3714 Shane Point Place Nashville, TN 37211	NEW OWNER	172 16 0A 008.00

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 consideration, the receipt of which is hereby acknowledged, I/we, **Alan S. Kaufman, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **David G. Jamieson, Married**, 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:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Revision to Shane Point of record as Instrument No. 20101021-0084160 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Alan S. Kaufman, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20120822-0075582, in the Register's Office of Davidson County, Tennessee, dated August 20, 2012 and recorded on August 22, 2012.

This is ☒ improved or ☐ unimproved property located at: **3714 Shane Point Place, Nashville, TN 37211**

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This conveyance is made subject to 1) Property taxes for the year 2021, 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 ____ day of October, 2020.

GRANTOR:

X _____

Alan S. Kaufman

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Hillsborough

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alan S. Kaufman, 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 10 day of October, 2020.

BEV. RADABAUGH
Notary Public - State of Florida
Commission # GG 114963
My Comm. Expires Sep 20, 2021

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Notary Public
My Commission expires: 9/21/2021