This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-8711-SM

Karen Johnson Davidson County
Batch# 508674 DEEDWARR
11/04/2020 09:58:11 AM 2 pgs
Fees: $13.00 Taxes: $1,424.13
20201104-0129018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $384,900.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of November, 2020.

Notary Public
My Commission Expires: _____

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michelle Sanders Brinson 6333 Willow Oak Drive Nashville, TN 37221	New Owner	156-01-0C-003.00-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, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Ronald Dean Fields and Brenda Louise Fields, Husband and Wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michelle Sanders Brinson,** a unmarried woman, hereinafter called the Grantee, her 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. 3 on the Plan of East Colony at Riverbend of record in Plat Book 7900, Page 733, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronald Dean Fields and Brenda Louise Fields, husband and wife, by Warranty Deed from Racheal W. Baker, married, of record in Instrument No. 20140422-0033789, Register's Office for Davidson County, Tennessee, dated April 21, 2014 and recorded on April 22, 2014.

This is improved property located at: **6333 Willow Oak Drive, Nashville, TN 37221**

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 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 2nd day of November, 2020.

GRANTOR:

Ronald Dean Fields

Brenda Louise Fields

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and seal at office this 2nd day of November, 2020.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY