This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite 130
Hendersonville, TN 37075
File Number: 9-9588-TH

Karen Johnson Davidson County
Batch# 509831 DEEDWARR
11/06/2020 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20201106-0130578

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Affiant

TRACY HORNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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

Notary Public
My Commission Expires: 2/27/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alisa R. Brainerd 204 Roscoe Street Goodlettsville, TN 37072	SouthPoint Financial 5955 Shiloh Road East Suite 200 Alpharetta, GA 30005	026 05 0 008.00 026 05 0 009.00

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, **Frank D. Webb and Stephanie Webb, a married couple**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Alisa R. Brainerd, a married woman**, 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 Nos. 4 and 5 in Block "D" of Roscoe Place, as shown by plat of record in Plat Book 843, Page 72, of the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description of the metes and bounds of said lots.

Being the same property conveyed to Frank D. Webb and wife, Stephanie Webb, as tenants by the entirety, by Quit Claim Deed from Frank D. Webb, of record in Instrument No. 20110126-0007227, in the Register's Office of Davidson County, Tennessee, dated January 25, 2011 and recorded on January 26, 2011; further being the same property conveyed to Frank D. Webb unmarried, by Warranty Deed from John E. Polk and wife, Renee C. Polk, of record in Instrument No. 20030124-0010397, in the Register's Office of Davidson County, Tennessee, dated January 23, 2003 and recorded on January 24, 2003.

This is ☒ improved or ☐ unimproved property located at: **204 & 206 Roscoe Street, Goodlettsville, TN 37072.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2021 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 2nd day of November, 2020.

GRANTOR:

Frank D. Webb

Stephanie Webb

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Frank D. Webb and Stephanie Webb, 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 2nd day of November, 2020.

TRACY HORNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission expires: 2/27/24

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 9-9588-TH

202011060130578

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: 3-6-2024

