This instrument prepared by:
Momentum Title, LLC
313 East Main Street, Suite 2
Hendersonville, TN 37075
File Number: 6-9346-RL

Karen Johnson Davidson County
Batch# 519699 DEEDWARR
11/23/2020 08:47:31 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20201123-0137108

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Bobbie Ann Austin, Affiant

KAYLA L DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 05-15-2021
RUTHERFORD COUNTY

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

Notary Public
My Commission Expires: 5-15-21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bobbie Ann Austin 5114 Hunters Point Lane Hermitage, TN 37076	Bobbie Ann Austin 5114 Hunters Point Lane Hermitage, TN 37076	098 05 0 103.00

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,

Allison Christine Casalenuovo, an unmarried woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Bobbie Ann Austin, an unmarried 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 No. 4-A, Zone Lot Division, Lots 4, 5, 6 & 53, Hunter's Point Subdivision, of record in Plat Book 6200, page 173, amending Plat Book 5200, page 736, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Allison Christine Casalenuovo, single woman, by Warranty Deed from Harley Vincent Remkus and Julie Remkus, husband and wife, of record in Instrument No. 20160413-0035288, in the Register's Office of Davidson County, Tennessee, dated March 31, 2016 and recorded on April 13, 2016.

This is improved property located at: **5114 Hunters Point Lane, Hermitage, TN 37076.**

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 **10th** day of November, 2020.

GRANTOR:

Allison Christine Casalenuovo

STATE OF KANSAS
COUNTY OF Sedgwick

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Allison Christine Casalenuovo, 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 **10th** day of November, 2020.

Laina Farquhar
Notary Public
My Commission expires: 2/16/23

LAINA FARQUHAR
NOTARY PUBLIC
STATE OF KANSAS
My Appt Exp. 2/16/23