This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-9805-SM

Karen Johnson Davidson County
Batch# 533522 DEEDWARR
12/15/2020 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $839.90
20201215-0147598

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $227,000.00.

Affiant

Subscribed and sworn to before me, this the 10 day of December, 2020.

Notary Public
My Commission Expires: _____

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Earline Jenkins 1819 Shaylin Loop Nashville, TN 37013	New Owner c/o Mutual of Omaha Mtg 3151 Camino Del Rio North #1100 San Diego, CA 92108	173-05-0A-159.00-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, I, **Mark Tornow, a single man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Earline Jenkins**, hereinafter called the Grantee, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: * a single woman

Being all of Unit No. 159 (One Hundred Fifty-Nine) on the Final Plat of Barnes Crossing, Phase 1, according to plan of record in Instrument Number 20050721-0084791, in Instrument Number 20050805-0092480, and in Instrument Number 20051114-0136938, further amended in Instrument Number 20071227-0147998, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Mark Tornow, a single man, by Warranty Deed from Jeanelle Braxton, unmarried, of record in Instrument No. 20151118-0116873, Register's Office for Davidson County, Tennessee, dated October 29, 2015 and recorded on November 18, 2015.

This is ☒ improved or ☐ unimproved property located at: **1819 Shaylin Loop, Nashville, TN 37013.**

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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 30th day of October, 2020.

GRANTOR:

Mark Tomow

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mark Tomow, with whom I am personally acquainted, and who acknowledged that the executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of October, 2020.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Jennifer Chandler- Cole 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.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____

MAXINE J RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023