When recorded, return to:
Attorneys Title Company
2927 Berry Hill Drive
Nashville, TN 37204
File Number: 34018-8

This instrument prepared by:
Momentum Title, LLC
313 East Main Street, Suite 2
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 538601 **DEEDWARR**
12/21/2020 09:09:39 AM 2 pgs
Fees: $13.00 Taxes: $762.20

20201221-0150762

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $206,000.00.

Affiant

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 17th day of December, 2020.

Notary Public
My Commission Expires: 5/9/23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elizabeth L. Reuther 117 Westerly Drive Nashville, TN 37221	Paramount Residential Mortgage Group, Inc. 1265 Corona Pointe Court, Ste 301 Corona, CA 92879	142 07 0A 117.00

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,

Marsha McDade Hodges and James McKinley Hodges, wife and husband, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Elizabeth L. Reuther, 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 Unit No. 117 on the plan of Willow Pointe Condominiums created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and established by a Master Deed of record in Book 6772, Page 257, Register's Office of Davidson County, Tennessee, together with the undivided percentage is hereby made Plat of Willow Pointe Condominium set forth as Exhibit "A" to said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Marsha McDade Hodges and James McKinley Hodges, wife and husband, by Warranty Deed from Tye Carol Springer, an unmarried woman, of record in Instrument No. 20190325-0026672, in the Register's Office of Davidson County, Tennessee, dated March 25, 2019 and recorded on March 25, 2019.

Being the same property conveyed to Tye Carol Springer, an unmarried woman, by Warranty Deed from Tammy E. Jarrett NKA Tammy Belue, married, of record in Instrument No. 20160506-0044947 in the Register's Office of Davidson County, Tennessee, dated May 03, 2016 and recorded on March 06, 2016.

This is improved property located at: **117 Westerly 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 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 December, 2020.

GRANTOR:

Marsha McDade Hodges

James McKinley Hodges

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Tarrant

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marsha McDade Hodges and James McKinley Hodges, 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 December, 2020.

FRANKIE TAYLOR
Notary ID #125781377
My Commission Expires
July 16, 2021

Notary Public
My Commission expires: 7/16/21