This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-9998-SM

Karen Johnson Davidson County
Batch# 546262 DEEDWARR
01/05/2021 09:12:30 AM 2 pgs
Fees: $13.00 Taxes: $847.30
20210105-0001251

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $229,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of December, 2020.

Notary Public
My Commission Expires: 11.9.22

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ramakanth Gona 735 Fox Ridge Drive Brentwood, TN 37027	New Owner	160-14-0C-035.00-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, **Olivia Dunnington Moye, a married woman and Jackie Moye, a married woman,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ramakanth Gona, A Single Man,** hereinafter called the Grantee, 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. 735 on the Plan of Brentwood Chase Condominiums, Section II of record in Plat Book 5200, Pages 376 and 377, 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 Olivia Dunnington Moye, a single woman and Jackie Moye, a married woman, by Warranty Deed from Brenda Hill, a single woman, of record in Instrument No. 20180814-0080148, Register's Office for Davidson County, Tennessee, dated July 18, 2018 and recorded on August 18, 2018.

Stephen Britton, spouse of Olivia Dunnington Moye, joins in this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This property is not a primary residence of Jackie Moye and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute as to her interest in the property.

This is ☒ improved or ☐ unimproved property located at: **735 Fox Ridge Drive, Brentwood, TN 37027.**

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 prorated share thereof to the Grantors 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 31st day of December, 2020.

GRANTOR:

Jackie Moye

Olivia Dunnington Moye

Stephen Britton

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jackie Moye, Olivia Dunnington Moye and Stephen Britton, the within named bargainors, 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 31st day of December, 2020.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, John A. Bell Jr., 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 TN

County of Davidson

Personally appeared before me, ~~Debra~~ a notary public for this county and state, John A. Bell Jr. 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: 3-8-2021
Notary Seal (if on paper)

DANA LOWHORN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

202101050001251