This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-9963-LV

Karen Johnson Davidson County
Batch# 553888 DEEDWARR
01/14/2021 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,812.63
20210114-0006205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $489,900.00.

Affiant

Subscribed and sworn to before me, this the 13th day of January, 2021.

Notary Public
My Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elizabeth A. Null and Melanie Walkers 2509 Arbor Pointe Cove Hermitage, TN 37076	Renasant Bank 2001 Park Place N., Suite 150 Birmingham, AL 35203	137 04 0B034.00

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, **Tawnya Caldwell and Gary Caldwell, wife and husband,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Elizabeth A. Null and Melanie Walkers, as joint tenants with right of survivorship,** 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. 34, on the Final Plat on Arbor Crest Subdivision, of record in Instrument No. 20071129-0138522, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Tawnya Caldwell and Gary Caldwell, wife and husband, by Warranty Deed from Drees Premier Homes, Inc., an Ohio Corporation, of record in Instrument No. 20170403-0032265, in the Register's Office of Davidson County, Tennessee, dated March 31, 2017 and recorded on April 03, 2017.

This is X improved or __ unimproved property located at: **2509 Arbor Pointe Cove, Hermitage, TN** 37076.

This conveyance is made subject to !) Property taxes for the year 2021, 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 Granter 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

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 5th day of January, 2021.

GRANTOR:

Tawnya Caldwell
Tawnya Caldwell

Gary Caldwell
Gary Caldwell

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tawnya Caldwell and Gary Caldwell, 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 5th day of January, 2021.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

202101140006205

Certificate of Authenticity

I, Robert L. Scruggs, 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, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

My Commission Expires: 1.3.2022.