This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-10135-LV

Karen Johnson Davidson County
Batch# 556860 DEEDWARR
01/20/2021 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20210120-0008444

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Byron Pirtle
Affiant

Subscribed and sworn to before me, this the 19th day of January, 2021.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: NOV 0 8 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Byron Pirtle and Connie Pirtle 140 Saddle Tree Court Hermitage, TN 37076	Quicken Loans, LLC 1050 Woodward Avenue Detroit, MI 48226	064 12 0A 140.00

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, **Terri Ann Snider, an unmarried person**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Byron Pirtle and Connie Pirtle, husband and wife**, hereinafter called the Grantee(s), 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. 140, on the Plan of Section One Fox Run Condominium Apartments, of record in Plat Book 4860, Page 52, as revised in Plat Book 6250, Page 118 and as described in Master Deed of record in Book 4956, Page 582, amended in Book 8510, Page 92 and Bylaws recorded Book 4956, Page 590, and amended Bylaws recorded Book 5174, Page 609, Book 5548, Page 852, Book 5564, Page 582, Book 5896, Page 1, Book 8510, Page 100, Instrument No. 20120620-0053936 and in Instrument No. 20181009-0100048, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Terri Ann Snider, an unmarried person, by Warranty Deed from James Michael Cox, of record in Instrument No. 20090720-0067637, in the Register's Office of Davidson County, Tennessee, dated July 16, 2009 and recorded on July 20, 2009.

This is ☒ improved or ☐ unimproved property located at: **140 Saddle Tree Court, 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 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 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 19th day of January, 2021.

GRANTOR:

Terri Ann Snider

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Terri Ann Snider, 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of January, 2021.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

202101200008444

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM