WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 20-10555-BL

Name and Address of New Owner:
Krystyn Odum
409 Oak Forge Drive
Nashville, TN 37013

Send Tax Bills To:
SAME

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 586121 DEEDWARR
03/05/2021 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20210305-0029546

Map & Parcel No: 163110A03600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Bradley Joseph Summers**, **Married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Krystyn B. Odum, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING UNIT 36, THIRD REVISION, SECTION TWO, BELL FORGE VILLAGE, PLAN OF RECORD IN PLAT BOOK 6900, PAGE 250, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO BRADLEY JOSEPH SUMMERS BY QUITCLAIM DEED FROM WILLIAM G. SUMMERS AND WIFE, BARBARA J. SUMMERS, RECORDED ON OCTOBER 13, 2017, OF RECORD IN INSTRUMENT NO. 20171013-0105334, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN. THE SAID PROPERTY HAS NEVER BEEN THE MARITAL PROPERTY OF HIS NOR HIS SPOUSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of March, 2021.

Bradley Joseph Summers (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of March, 2021, before me personally appeared Bradley Joseph Summers, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of March, 2021.

Notary Signature
My commission expires:

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $190,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
3rd day of March, 2021.

Notary Public
My commission expires:
File No. 2021-2150

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

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.

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.

Notary Signature

My Commission Expires: 3-6-2024

