This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-11315-TC

Karen Johnson Davidson County
Batch# 604662 DEEDWARR
04/01/2021 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20210401-0042777

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Affiant

J. ANDREW WILLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 31st day of March, 2021.

Notary Public
My Commission Expires: NOV 0 8 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nathan Short and Debbie Pruitt Short 1016 Locust Grove Road Watertown, TN 37184	New Owner	108-16-0-242.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Iris Lynn Davis**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Nathan Short and Debbie Pruitt Short, husband and wife**, hereinafter called the Grantees, 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 all of Lot No. 127-A, Percy Priest Woods, Section Four, Zone Lot Division of Lots 127 & 128, as of record in Plat Book 6250, pages 356 and 357, as amended in Plat Book 6250, page 826, Register's Office for Davidson County, Tennessee.

Sid Lot No. 127-A, which is a corner lot, fronts 19.66 feet on the southerly margin of Hammack Drive and fronts 78.75 feet on the westerly margin of Woodmaker Court, said frontages being joined by a curve having a length of 36.31 feet, and extends back 109.99 feet on the westerly line and 67.23 feet on the southerly line, to a point of intersection.

Being the same property conveyed to Iris Lynn Davis by Warranty Deed from Joseph D. Kelly, an unmarried person, dated October 17, 2005, recorded October 20, 2005, of record in Instrument No. 20051020-0126904, Register's Office for Davidson County, Tennessee.

This is improved property located at: **906 Hammack Drive, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 31st day of March, 2021.

GRANTOR:

Iris Lynn Davis

Iris Lynn Davis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Iris Lynn Davis, the within named bargainor, 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 31st day of March, 2021.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202104010042777

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

