WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 9-11462-RL

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-2214

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Katherine B. Smith
Affiant

RONETTA SUE LAMBRECHT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of April, 2021

Notary Public

Commission Expires: 10/23/2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lowell Murray and Jacqueline Murray 212 North Plum Street Princeton, KY 42445	NEW OWNER	061-05-0A-047.00-CO

Karen Johnson Davidson County
Batch# 614319 DEEDWARR
04/14/2021 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $806.60
20210414-0049568

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Ryan Clark Banham, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lowell Murray and Jacqueline Murray, 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 Unit No. 45 on the Condominium Site Plan, Phase Ill, Poplar Glen, of record in Plat Book 6900, Page 826, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Rose O'Malley and Ryan Banham, wife and husband by Warranty deed from James Ellis and wife, Jamie Ellis of record in Instrument No. 20171031-0111525 Register's Office for Davidson County, Tennessee, dated October 30, 2017 and recorded on October 31, 2017. (Value of consideration shown in aforementioned deed $165,000.00.)

Being the same property conveyed to Ryan Banham, unmarried by Quitclaim deed from Rose O'Malley, unmarried of record in Instrument No. 20180924-0094594 Register's Office for Davidson County, Tennessee, dated September 24, 2018 and recorded on September 24, 2018. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 207 White Oak Court 45 Nashville, Tennessee 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 207 White Oak Court, Nashville, TN 37216

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 so 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this ~~the 8th day of~~ April, 2021.

Ryan Clark Banham

STATE OF ~~TENNESSEE~~ RT Pennsylvania
COUNTY OF ~~WILLIAMSON~~ RT Allegheny

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ryan Clark Banham** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 8th day of April, 2021.

Notary Public
My Commission Expires: 07/31/2024

(Notary Seal)

Commonwealth of Pennsylvania - Notary Seal
Rachel Tomich, Notary Public
Allegheny County
My commission expires July 31, 2024
Commission number 1375856
Member, Pennsylvania Association of Notaries

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

