Karen Johnson Davidson County
Batch# 616296 DEEDWARR
04/16/2021 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20210416-0051028

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 5-11379-EL

# WARRANTY DEED

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Katherine B Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of April, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/23/2023

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2690-A Memorial Blvd., Murfreesboro, TN 37129

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Aaron Timothy Harper | Aaron Timothy Harper | 162-07-0-067.00 |
| (NAME) | (NAME) | |
| 3221 East Lake Drive | 3221 East Lake Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Nashville, TN 37214 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Revive Estates, LLC, a Texas Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Aaron Timothy Harper, a married man**, hereinafter called the GRANTEE (S), his heirs and/or 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. 216, on the plan of ANTIOCH PARK, SECTION 3, of record in Plat Book 4460, Page 25, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Jacob Warren by Warranty Deed dated 04/03/2014 from Federal Home Loan Mortgage Corporation of record in Instrument 201404220033680, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Revive Estates, LLC, a Texas Limited Liability Company by Quitclaim Deed dated 10/16/2018 from Jacob Warren, married of record in Instrument 201810220104660, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
(1) All matters as set forth per Plat Book 4460, Page 25, Register's Office for Davidson County, Tennessee.
(2) Restrictions of record in Book 4519, Page 933, Register's Office for Davidson County, Tennesseee.
(3) Joint Driveway Agreement of record in Book 8121, Page 157, Register's Office for Davidson County, Tennessee.
(4) Subject to the rights of tenants in possession of the property, as tenants only, under any unrecorded leases.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5005 Shihmen Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his heirs and/or 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.

Witness my hand this 13th day of April, 2021.

REVIVE ESTATES, LLC, A TEXAS LIMITED LIABILITY COMPANY

Jacob L Warren

Jacob L. Warren
Member, Revive Estates, LLC, a Texas limited liability company

Cassie A Warren

Cassie A. Warren
Member, Revive Estates, LLC, a Texas limited liability company

State of Florida
County of Seminole County

Personally appeared before me, a notary public in and for the state and county aforementioned, Jacob L. Warren and Cassie A. Warren with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Member and Member of Revive Estates, LLC, a Texas Limited Liability Company and that they as such Member and Member executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by themselves as Member and Member.

WITNESS my hand and seal this 13th day of April, 2021.

Type of Identification Produced: Texas Driver Licenses

Notary Public
My Commission Expires: 07/21/2024

XIOMARA J GIANNELLI
Notary Public - State of Florida
Commission # HH153
Expires on July 21, 2024

**RETURN TO:**
**Memorial Title, LLC**
**2690-A Memorial Blvd.**
**Murfreesboro, TN 37129**

Notarized online using audio-video communication

# 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

