This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
#105
Nashville, TN 37203
File Number: 5-11428-MC

WHEN RECORDED RETURN TO:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No. 5-11428-MC

Karen Johnson Davidson County
Batch# 620275 DEEDWARR
04/21/2021 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $723.42
20210421-0053553

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $195,520.00.

Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Subscribed and sworn to before me, this the 21st day of April, 2021.

Notary Public
My Commission Expires: 5/2/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tristina L. Wegner 5012 Bonnawell Drive Hermitage, TN 37076	BancorpSouth Bank 2778 West Jackson Street Building C, 2nd Floor Tupelo, MS 38801	074 16 0 081.00

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, **Glenn Basham, a widower**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Tristina L. Wegner, an unmarried woman**, hereinafter called the Grantee(s), his/her/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 Lot No. 404 on the Plan of Section Five, Hermitage Hills, as of record in Book 3300, Page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 404 fronts 75.0 feet on the Northerly margin of Bonnawell Drive and runs back between lines, measuring 134.5 feet on the Westerly side and 137.47 feet on the Easterly side to a dead line in the rear, measuring 120.03 feet.

Being the same property conveyed to Glenn Basham and wife, Claire Basham, by Quitclaim Deed from Glenn Basham, of record in Instrument No. 20100909-0071718, in the Register's Office of Davidson County, Tennessee, dated September 07, 2010 and recorded on September 09, 2010. The said Claire Basham, now deceased on May 28, 2019.

Claire Basham having since died on May 28, 2019, leaving Glenn Basham as the surviving tenant by the entirety.

This is ☒ improved or ☐ unimproved property located at: **5012 Bonnawell Drive, 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 21st day of April, 2021.

GRANTOR:

Glenn Basham

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Glenn Basham, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of April, 2021.

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission expires: 11/6/24

202104210053553

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

