This instrument prepared by:
Momentum Title, LLC
75 Industrial Dr.
Mt Juliet, TN 37122
File Number: 6-11513RL-LV-bs

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of May, 2021.

Notary Public
My Commission Expires: _____

LAUREN ROSE EWING
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022

Karen Johnson Davidson County
Batch# 635847 DEEDWARR
05/13/2021 02:38:53 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20210513-0064905

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Walter R. Aiken and Kelli E. Barnes 2006A Rosemary Lane Nashville, TN 37210	American Pacific Mortgage Corporation 720 Swarthmore Ave Lakewood, NJ 08701	119 02 0 039.00

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, **Mitchell B. Curtis, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Walter R. Aiken and Kelli E. Barnes, Tenants in Common with the Right of Survivorship**, 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. 50 on the Plan of Mertie Milwee of record in Plat Book 2331, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 70 feet on the South side of Desoto Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Mitchell B. Curtis, a married man, by Warranty Deed from Valerie Glass, a married woman, of record in Instrument No. 20201109-0131765, in the Register's Office for Davidson County, Tennessee, dated November 06, 2020 and recorded on November 09, 2020.

Being the same property conveyed to Valerie Glass, by Warranty Deed from Barbara Ann League, unmarried, of record in Book 10074, Page 758, in the Register's Office for Davidson County, Tennessee, dated May 31, 1996 and recorded on June 05, 1996.

The subject property is neither the principal residence of Grantor nor his spouse or any dependents.

This is ☒ improved or ☐ unimproved property located at: **201 Desoto Drive, Nashville, TN 37210.**

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

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 7th day of May, 2021

GRANTOR:

Mitchell B. Curtis

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mitchell B. Curtis, 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 7th day of May, 2021.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021