When recorded, return to:
City House Title
414 Bridge Street
Franklin, TN 37064
File Number:

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-11759-RL-s

Karen Johnson Davidson County
Batch# 640143 DEEDWARR
05/19/2021 01:38:30 PM 4 pgs
Fees: $23.00 Taxes: $2,469.75
20210519-0067988

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $667,500.00.

Affiant

Subscribed and sworn to before me, this the 17th day of May, 2021.

Notary Public
My Commission Expires: 7-9-2024

QUINDAL EVANS SEGALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-9-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jesse D. Rentz and Anna Rentz 100 Claytie South Nashville, TN 37221	Jesse D. Rentz and Anna Rentz 100 Claytie South Nashville, TN 37221	141 15 0D 079.00

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,

Edward Braxton Leaberry and Teresa Chapman Leaberry, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Jesse D. Rentz and Anna Rentz, husband and wife, 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:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 79, Sheffield on the Harpeth, Phase II, as of Record in Book 6900, Page 410 and 411, Register's Office for Davidson County, Tennessee.

Said Lot No. 79 fronts 40.00 feet on the Southerly side of Claytie South and runs back 126.24 Feet on the Westerly lot line and 133.53 feet on the Easterly lot line to a line in the rear which measures 163.02 feet thereon.

Being the same property conveyed to Brack Leaberry and wife, Teresa C. Leaberry, by Warranty Deed from Phillips Builders, Inc., of record in Book 8018, Page 506, in the Register's Office of Davidson County, Tennessee, dated December 22, 1989 and recorded on January 3, 1990.

Tract II:

Being a 3,705 square foot or 0.085 more or less acre tract of land lying in the 35th Councilmanic District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a nail in a tree root at the most Southwesterly corner of Lot 79 on the plan of "Sheffield on the Harpeth, Phase II", as of record in Plat Book 6900, Page 410, Register's Office for Davidson County, Tennessee, said point being the most Northwesterly corner of the P.U.D. Boundary of "Hanover Park of Sheffield", of record in Plat Book 7900, Page 999, Register's Office for Davidson County, Tennessee; thence with the Southerly line of said Lot 79, South 85 Degrees 23 Minutes 22 Seconds East a distance of 105.89 feet to a point; thence with a new line, South 61 Degrees 02 Minutes 11 Seconds West a distance of 126.58 feet to a point in the Westerly line of said plan of "Hanover Park of Sheffield"; thence with said Westerly line, North 04 Degrees 15 minutes 25 Seconds East a distance of 70.00 feet to the point of beginning, containing 3,706 square feet or 0.085 acres, more or less.

Being the same property conveyed to Edward B. Leaberry and wife, Teresa Chapman Leaberry, by Warranty Deed from Phillips Builders, Inc., of record in Book 10034, Page 455, in the Register's Office of Davidson County, Tennessee, dated April 23, 1996 and recorded on May 1, 1996.

Brack Leaberry being one and the same as Edward B. Leaberry and Edward Braxton Leaberry" and "Teresa C. Leaberry being one and the same as Teresa Chapman Leaberry.

All of the Above Described Property is now Known as:
Being all of Revised Lot 79, Sheffield on the Harpeth, Phase II, as of record in Plat Book 8250, Page 552.

This is improved property located at: **100 Claytie South, Nashville, TN 37221**

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 17th day of May, 2021.

GRANTOR:

Edward Braxton Leaberry

Teresa Chapman Leaberry

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Edward Braxton Leaberry and Teresa Chapman Leaberry, 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.

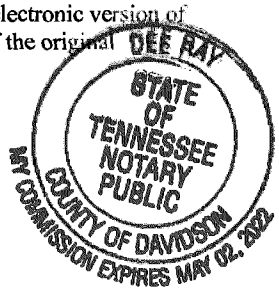
WITNESS my hand and seal at office this 17th day of May, 2021.

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

Notary Public
My Commission expires: 5/2/22

I, the undersigned, 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.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public