398

When recorded, return to:
Centennial Title Company, Inc.
30 Burton Hills Boulevard, Suite 165
Nashville, TN 37215
File Number: 21-1327

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-11910-RL-s

Karen Johnson Davidson County
Batch# 647024 **DEEDWARR**
06/01/2021 11:59:40 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20210601-0073027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of May, 2021.

Notary Public
My Commission Expires: 8/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William and Sandra Ward 614 Barlin Drive Nashville, TN 37221	Legacy Home Loans 4064 Hillsboro Pike #216 NASHVILLE, TN 37215	142 10 0B 092.00

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,

Kitti Virts, an unmarried woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Sandra Gail Ward and William Eldred Ward, IV, wife and husband, 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. 92 on the plan of Belle Pointe Phase II, a planned unit development, of record in Book 6250, Page 797, Register's Office for said County and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Daniel L. Rock and Kitti Virts, as joint tenants with right of survivorship, by Warranty Deed from Richard E. Davis, a single person, of record in Book 9791, Page 518, in the Register's Office of Davidson County, Tennessee, dated August 31, 1995 and recorded on September 11, 1995.

Daniel L. Rock having since passed on April 5, 2020, therefore leaving Kitti Virts as surviving tenant.

This is improved property located at: **614 Barlin Drive, 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 26th day of May, 2021.

GRANTOR:

Kitti Virts

STATE OF ~~TENNESSEE~~ Maryland
COUNTY OF Frederick

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kitti Virts, 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of May, 2021.

MICHELLE RANKIN
Notary Public-Maryland
Frederick County
My Commission Expires
June 14, 2024

Notary Public
My Commission expires: 6/14/24

LIC# 133109 NPN# 3365890
5004 Saint Simon Court
Frederick, MD 21703
EXP 06/14/2024