WHEN RECORDED RETURN TO:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No. 5-124516-MC

Karen Johnson Davidson County
Batch# 667820 DEEDWARR
06/29/2021 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20210629-0088072

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this 25 day of June, 2021.

Notary Public

My commission expires: 3-16-2024

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tyler Williams and Hailey Perry	Gardner Financial Services	**141-12-0D-103.00CO**
103 Morton Mill Circle	3503 Paesanos Pkwy	
Nashville, TN 37221	San Antonio TX 78231	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robert Ian Brodie, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hailey Perry and Tyler Williams, wife and husband,

HEREINAFTER CALLED THE GRANTEES, 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. 103 on the Plan of Third Revision, Morton Mill Estates of record in Plat Book 7900, Page 561, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert M. Brodie, unmarried, by Warranty Deed, from Jacques J. Shaninger and wife, Joyce E. Shaninger, dated November 17, 1997, of record in Book 10691, Page 322, Register's Office for Davidson County, Tennessee. Robert M. Brodie having died on February 29, 2020, and the property vested in the

heirs at law, identified as Kristin Lynne Madsen and Robert Ian Brodie by Affidavit of Heirship, of record as Instrument No. 20200813-0090434, Register's Office for Davidson County, Tennessee. Said property being further vested solely in Robert Ian Brodie by Quitclaim Deed from Kristin Lynne Madsen, dated August 26, 2020, of record in Instrument No. 20200904-0101375, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 7546, Page 145, amended in Book 7936, Page 704, Book 8079, Page 804, Instrument No. 20190605-0053782, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 7546, Page 154, amended in Book 7936, Page 709, Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Book 7414, Page 335, in the Register's Office for Davidson County, Tennessee.
Deed of common areas to Homeowners Association of record in Book 7584, Page 963, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 103 Morton Mill Circle, Nashville, TN 37221.

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 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. 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/our hand(s) this 25 day of June, 2021.

Robert Ian Brodie

A notary public or other officer completing this certiicate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California
COUNTY OF Nevada

On this 25th day of June, 2021, before me personally appeared Robert Ian Brodie, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of June, 2021.

Notary Signature
My commission expires: 09/27/2023

Prepared by and Return to:
McCann & Hubbard
1804 Williamson Court, Ste 201
Brentwood, TN 37027

M&H # 21-411JM

MICHAEL ROBERTS
Notary Public - California
Nevada County
Commission # 2307076
My Comm. Expires Sep 27, 2023

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

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM