When recorded, return to/
This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-12089-RL-bs

Karen Johnson Davidson County
Batch# 671638 DEEDWARR
07/06/2021 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20210706-0090784

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $510,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2021.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Notary Public
My Commission Expires: 5/2/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kaitlyn Nicole Wolaver and Brenton Keith Ray 7308 Riverfront Drive Nashville, TN 37221	Kaitlyn Nicole Wolaver and Brenton Keith Ray 7308 Riverfront Drive Nashville, TN 37221	126 16 0A 588.00

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,

Gerald J. Gardiner and Lisa M. Gardiner, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Kaitlyn Nicole Wolaver and Brenton Keith Ray, 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. 255, on the Plat of Riverwalk, Phase 4B, as of record in Instrument No. 20060907-0110507, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gerald J. Gardiner and wife, Lisa M. Gardiner, by Warranty Deed from Celebration Homes, LLC, of record in Instrument No. 20080115-0004365, in the Register's Office of Davidson County, Tennessee, dated January 10, 2008 and recorded on January 15, 2008.

This is improved property located at: **7308 Riverfront 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 1st day of July, 2021.

GRANTOR:

Gerald J. Gardiner

Lisa M. Gardiner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gerald J. Gardiner and Lisa M. Gardiner, 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 1st day of July, 2021.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

Certificate of Authenticity

I, **KATHERINE B. SMITH**, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **July 1, 2021**.

Katherine B. Smith

Affiant Signature

July 1, 2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this **1st day of July, 2021**.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

