When recorded, return to:
Foundation Title & Escrow
517 Cason Lane, Suite G
Murfreesboro, TN 37128
File Number: _____

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-12837-RL-s

Karen Johnson Davidson County
Batch# 673696 DEEDWARR
07/09/2021 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20210709-0092599

STATE OF TENNESSEE
COUNTY OF Rutherford

KENYON J. SALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

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

Notary Public
My Commission Expires: May 9, 2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Samantha Feeney 3804 Inglewood Circle South Nashville, TN 37216	Samantha Feeney 3804 Inglewood Circle South Nashville, TN 37216	072 04 0 150.00

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,

Alena Drehmann and Mark Drehmann, wife and husband, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Samantha Feeney, an unmarried woman, 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. 30, Block A on the Plat of Inglewood Terrace, of record in Plat Book 1130, Page 1, 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 Alena Drehmann and Mark Drehmann, wife and husband, by Quitclaim Deed from Alena Drehmann (F/K/A Alena Good), married, of record in Instrument No. 20200415-0039657, in the Register's Office of Davidson County, Tennessee, dated April 07, 2020 and recorded on April 15, 2020.

Being the same property conveyed to Alena Good, a single woman, by Warranty Deed from Alan Jaworski, and wife, Joanne Jaworski, of record in Instrument No. 20171214-0127694, in the Register's Office of Davidson County, Tennessee, dated December 14, 2017 and recorded on December 14, 2017.

This is improved property located at: **3804 Inglewood Circle South, Nashville, TN 37216**

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 ~~7th~~ 6th JM day of July, 2021.

GRANTOR:

Alena Drehmann

Mark Drehmann

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alena Drehmann and Mark Drehmann, 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~~ 6th JM day of July, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Tonya Loftin, do hereby make oath that I am a licensed attorney and/or 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 6, 2021.

Date

Tonya Loftin

Affiant Signature

July 8 , 2021

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 8th day of July, 2021.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)