This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-12814-TC

Karen Johnson Davidson County
Batch# 681754 DEEDWARR
07/22/2021 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20210722-0098606

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Jane Campbell
Affiant

Subscribed and sworn to before me, this the 20th ~~19th~~ day of July, 2021.

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Jennifer Russell
Notary Public
My Commission Expires: 03/01/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David J. Covillo, Jr. and Heidi C. Covillo 1724 Hanover Road Nashville, TN 37216	Legacy Home Loans, LLC 4004 Hillsboro Pike, Suite 216B Nashville, TN 37215	072-12-0-029.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Robert Ray Lovett, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **David J. Covillo, Jr. and Heidi C. Covillo, husband and wife**, 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 part of Lot No. 78 on the Plan of The Waters Place on Maxey Lane of record in Book 332, Pages 136 and 137, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot fronts 51.7 feet on the south side of Hanover Road and runs back between lines along the west margin of an alley, 150 feet to another alley in the rear on which it measures 50.9 feet.

Being the same property conveyed to Robert Ray Lovett, by deed from Renee Langford Lovett, of record in Instrument No. 20031113-0166220, Register's Office for Davidson County, Tennessee, dated October 17, 2003 and recorded on November 13, 2003. Also see Warranty Deed in Book 11355, Page 871.

This is improved property located at: **1724 Hanover Road, 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 19th day of July, 2021.

GRANTOR:

Robert Ray Lovett

Robert Ray Lovett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Ray Lovett, the within named bargainor, 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 19th day of July, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jim Myers

Notary Public
My Commission expires: 11-6-2024

202107220098606

Certificate of Authenticity

I, Angela Grace Vance, 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

7/19/21.
Date

Affiant Signature

7/19/21
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 19 day of July, 2021.

Notary's Signature

My Commission Expires: 11.17.24
Date

Notary's Seal (if on paper)

