THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210434521** Karen Johnson Davidson County Batch# 691893 DEEDWARR 08/06/2021 11:13:30 AM 3 pgs Fees: $18.00 Taxes: $814.00 20210806-0106190	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner) The actual consideration or value, whichever is greater, for this transfer is: $220,000.00. Katherine B. Smith Affiant Subscribed and sworn to before me, this 2nd day of August, 2021. Notary Public My Commission Expires: 10/23/2023

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

Address New Owner: Christopher Kormos and Kelly Kormos 7613 Indian Springs Drive Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 128 11 0 051.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Allison Hough and Nathanael Scot Wedan, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Scott Kormos and Kelly Kormos, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 26-B on the Plan of ZONE LOT DIVISION, LOTS 26 AND 27 OF CLUNAN HEIGHTS, SECTION 4 of record in Plat Book 7900, Page 754, amending Plat Book 6200, Page 602, 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 Allison Hough and her husband, Nathanael Scot Wedan, by Quitclaim Deed from Laura Tek, Trustee, of record in Instrument No. 20200629-0069887, in the Register's Office of Davidson County, Tennessee, dated June 09, 2020 and recorded on June 29, 2020.

The execution of this instrument is affected by the signature of Shira Kingrey as Attorney-in-Fact for Allison Hough and Nathanael Scot Wedan, which Power of Attorney is recorded in Instrument Nos. 202108060106188 & 202108060106189 Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ZONE LOT DIVISION, LOTS 26 AND 27 OF CLUNAN HEIGHTS, SECTION 4, as recorded in Plat Book 7900, Page(s) 754.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FOUR, CLUNAN HEIGHTS, as recorded in Plat Book 6200, Page(s) 602.

Maintenance Agreement as set forth in instrument recorded in Book 9479, Page 974.

This is improved property located at 570 Holt Valley Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 2nd day of August, 2021.

Allison Hough by Shira Kingrey Attorney-in-Fact

Allison Hough
by Shira Kingrey, as Attorney-In-Fact

Nathanael Scot Wedan by Shira Kingrey as Attorney-in-Fact

Nathanael Scot Wedan
by Shira Kingrey, as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for ALLISON HOUGH AND NATHANAEL SCOT WEDAN and that she is authorized by , ALLISON HOUGH AND NATHANAEL SCOT WEDAN to execute this instrument on their behalf.

Witness my hand, at office, this 2nd day of August, 2021.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 202

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 10-11738-RL

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 Aug 2, 2021.

Katherine B. Smith
Affiant Signature

8-4-21
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this Aug 4, 2021.

Notary's Signature

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

Notary's Seal

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY