This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-12798-LV

Karen Johnson Davidson County
Batch# 696515 DEEDWARR
08/12/2021 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20210812-0109186

STATE OF Pennsylvania
COUNTY OF Washington

The actual consideration or value, whichever is greater, for this transfer is $610,000.00.

Bobbie Jo Cunningham
Affiant

Commonwealth of Pennsylvania - Notary Seal
Christopher J. Porto, Notary Public
Washington County
My commission expires November 22, 2024
Commission number 1131318
Member, Pennsylvania Association of Notaries

Subscribed and sworn to before me, this the 23rd day of July, 2021.

Christopher J. Porto
Notary Public
My Commission Expires: 11-22-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kilpatrick Woodward and Kimberly Woodward 1712 Grandy Place Old Hickory, TN 37138	Kilpatrick Woodward and Kimberly Woodward 1712 Grandy Place Old Hickory TN 37138	064 03 0A 062.00

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, **Barbara H. Sellars, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kilpatrick Woodward and Kimberly Woodward, husband and wife**, 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. 90 on the Plan of Phase Twelve, Section One, Brandywine Pointe, of record in Plat Book 7900, Page 881, and Surveyor's Certificate of Correction in Book 9828, Page 822, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Barbara H. Sellars, unmarried, by Warranty Deed from Harden Ben Pollock and Lavinia Pollock, husband and wife, of record in Instrument No. 20150202-0009327, in the Register's Office of Davidson County, Tennessee, dated January 30, 2015 and recorded on February 2, 2015.

This is improved property located at: **1712 Grandy Place, Old Hickory, TN 37138.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 22nd day of July, 2021.

GRANTOR:

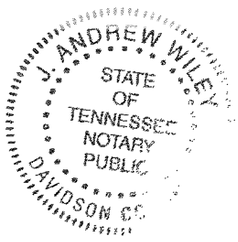
Barbara H. Sellars

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Barbara H. Sellars, 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 22nd day of July, 2021.





Notary Public
My Commission expires: NOV 0 8 2021

202108120109186

Certificate of Authenticity

I, Bobbie Jo Cunningham, 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 8-9-2021.

Date

Bobbie Jo Cunningham

Affiant Signature

8-9-2021

Date

State of Pennsylvania

County of Washington

Sworn to and subscribed before me this 9th day of August, 2021.

Notary's Signature

My Commission Expires: 11-22-2024

Date

Notary's Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Christopher J. Porto, Notary Public
Washington County
My commission expires November 22, 2024
Commission number 1131318
Member, Pennsylvania Association of Notaries