Karen Johnson Davidson County
Batch# 706523 DEEDWARR
08/30/2021 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20210830-0116441

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-13398-SL

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Affiant

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 26th day of August, 2021.

Notary Public
My Commission Expires: NOV 0 8 2021

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Patricia Herring and William Herring<br>3800 Priest Lake Drive<br>Nashville, TN 37217 | Movement Mortgage LLC<br>8024 Calvin Hall Rd<br>Indian Land, SC 29707 | 136 06 0 030.00 |

## 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, we, **Tanner F. Webb and Brittany L. Webb, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Patricia Herring and William Herring, wife and husband**, 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 Lot No. 233 on the Plan of Section Five Priest Lake Park of record in Plat Book 4460, Page (s) 174 through 176, inclusive, 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 Tanner F. Webb and Brittany L. Webb, husband and wife, by Warranty Deed from Opendoor Property Trust I, a Delaware Statutory Trust, of record in Instrument No. 20191118-0118675, in the Register's Office of Davidson County, Tennessee, dated November 15, 2019 and recorded on November 18, 2019.

This is ☒ improved or ☐ unimproved property located at: **3800 Priest Lake Drive, Nashville, TN 37217.**

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 Grantors paying their prorated share thereof to the Grantees 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 26th day of August, 2021.

GRANTOR:

Tanner F. Webb

Brittany L. Webb

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tanner F. Webb and Brittany L. Webb, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of August, 2021.

J. ANDREW WILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021



202108300116441

Certificate of Authenticity

I, Nick Harris, 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 8-26-2021.

Date

Affiant Signature

8-26-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26th day of August, 2021.

Notary's Signature

My Commission Expires: 4/27/2025
Date

Notary's Seal (if on paper)

