This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-13192-SL

Karen Johnson Davidson County
Batch# 707986 DEEDWARR
08/31/2021 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,002.70
20210831-0117480

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $271,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of August, 2021.

Notary Public
My Commission Expires: 6/25/25

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Regan Clare Love and Bairon Andres Valencia Cuero 823 Woodcraft Drive Nashville, TN 37214	InterLinc Mortgage Services, LLC 5875 N Sam Houston Pkwy W Ste 300 Houston, TX 77086	108-15-0-045.00

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, **Tammi Lyn Wyatt-King, married, formerly known as Tammi Lyn Wyatt**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Regan Clare Love and Bairon A. Valencia Cuero, 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. 187-B, Percy Priest Woods, Section 4 Zone Lot Div. Lots 181 thru 188, as of record in Book 6900, Page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tammi Lyn Wyatt, by Quitclaim Deed from Jeffrey Powell Wyatt, of record in Book 9321, Page 519, Register's Office of Davidson County, Tennessee, dated March 18, 1994 and recorded on April 25, 1994; and further being the same property conveyed to Jeffrey P. Wyatt and wife, Tammi Wyatt, by Quitclaim Deed from Robert E. LaBrec and wife, Ithaca S. LaBrec, of record in Book 8693, Page 564, Register's Office of Davidson County, Tennessee, dated September 10, 1986 and recorded on August 04, 1992; and further being the same property conveyed to Jeffrey P. Wyatt and wife, Tammi Wyatt, Robert E. LaBrec, by Warranty Deed from Robert E. LaBrec and wife, Ithaca S. LaBrec, of record in Book 6989, Page 632, Register's Office of Davidson County, Tennessee, dated September 10, 1986 and recorded on September 24, 1986.

Tammi Lyn Wyatt-King, formerly known as Tammi Lyn Wyatt, has since married Richard King, who joins in this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is ☒ improved or ☐ unimproved property located at: **823 Woodcraft Drive, Nashville, TN 37214**

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 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 27th day of August, 2021.

GRANTOR:

Tammi Lyn Wyatt-King f/k/a Tammi Lyn Wyatt

Richard King

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tammi Lyn Wyatt-King f/k/a Tammi Lyn Wyatt and Richard King, 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 27th day of August, 2021.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Lauren Weber, 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 August 27, 2021.

Lauren Weber
Affiant Signature

August 27, 2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27th day of August, 2021.

Notary's Signature
My Commission Expires: 6/25/25

Notary's Seal

