Karen Johnson Davidson County
Batch# 713150 DEEDWARR
09/13/2021 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20210913-0121904

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-13358-SL

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of September, 2021.

Notary Public
My Commission Expires: _____

KARLA LILLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Harvey S. Burns 5170 Hickory Hollow Parkway #802 Antioch, TN 37013	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 28707	163 05 0A 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, **Yulonda S. Sharp, an umarried woman,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Harvey S. Burns, a married man,** 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 Unit 45 (erroneously referred to as Lot 45 on previous deed) on the Plan of Phase I, Hickory Hollow Townhomes (Mill Park), of record in Plat Book 9700, Page 686, 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 Yulonda S. Sharp, an unmarried woman by Warranty Deed from Laverne Stokes, unmarried, Elizabeth S. Leggett and husband Marvin Leggett and Vernell Stokes Thomas and husband, Paul Thomas, of record in Instrument No. 20170922-0097414, in the Register's Office of Davidson County, Tennessee, dated September 18, 2017and recorded on September 22, 2017.

This is ☒ improved or ☐ unimproved property located at: **5170 Hickory Hollow Parkway, #802, Antioch, TN 37013**

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 7th day of September, 2021.

GRANTOR:

Yulonda S. Sharp

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Yulonda S. Sharp, 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of September, 2021.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Karla K. Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on September 7, 2021 (date of document).

Affiant Signature

9-7-21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th day of September, 2021.

Dana R Park

Notary Public

COMMISSION EXPIRES: 6/26/2024

DANA R PARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2024

(NOTARY SEAL)