Karen Johnson Davidson County
Batch# 718106 DEEDWARR
09/16/2021 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,341.25
20210916-0124504

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,500.00.

Affiant

KELLIE L. PARSONS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2021.

Notary Public
MY COMMISSION EXPIRES: ~~Feb 3, 2022~~ 9/16/23
File No. G21-13709

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Samuel L. Howard, Jr. (NAME)	New Owner (NAME)	075-11-0A-045-00
1253 Andrew Donelson Dr. (STREET ADDRESS)	(STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **James A. Kirkland, III and Lauren DiPietro-Kirkland, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel L. Howard, Jr.**, a single 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 the Twelfth (12th) Civil District of Davidson County, Tennessee, being Lot No. 48 on the Plan of Phase Two, Heritage Meadows, of record in Plat Book 9700, Page 525, Register's Office for Davidson County, Tennessee, to which plan reference is made for a complete description.

Being the same property conveyed to James A. Kirkland, III, a single man by Deed dated November 22, 2017, recorded November 28, 2017, in Instrument Number 20171128-0121101, in the Register's Office of Davidson County, Tennessee. James A Kirkland, III is now married to Lauren DiPietro-Kirkland. Lauren DiPietro-Kirkland joins in this conveyance to convey any interest she may have is said property, particularily her marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1253 Andrew Donelson Drive, Hermitage, TN 37076.

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.

Witness my/our hand(s) this 14th day of September, 2021.

James A. Kirkland, III

Lauren DiPietro-Kirkland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of September, 2021, before me personally appeared James A Kirkland, III and Lauren DiPietro-Kirkland, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of September, 2021.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSES
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

WHEN RECORDED RETURN TO
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File No. 3-13769-KP

Certificate of Authenticity

I, Kellie L. Parsons, 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 September 14, 2021.

Affiant Signature

September 14, 2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 14th day of September, 2021.

Notary's Signature
My Commission Expires: 11/17/24

Notary's Seal

ERIN K SMIDT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202109160124504