This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-12194-TC

Karen Johnson Davidson County
Batch# 724109 DEEDWARR
09/27/2021 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20210927-0129268

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $389,900.00.

Affiant

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

Notary Public
My Commission Expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Keith Gregory 3517 Geneva Circle Nashville, TN 37209	CMG Mortgage, Inc., dba CMG Financial 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583	092-05-0-081

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Timothy Clark, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Keith Gregory, unmarried**, hereinafter called the Grantee, his 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. 116 on the Plan of College Hill Subdivision, Section 5 of record in Book 2900, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 116 fronts 99.6 feet on the westerly side of Geneva Circle and extends back 122.1 feet on the northerly line and 138.7 feet on the southerly line to a dead line in the rear, which is a broken line on which it measures 126.4 feet.

Being the same property conveyed to Timothy Clark, by deed from Joseph Walter King, Jr. and Jean King Nobles and Carolyn King Huggins and Michael Gadsby, of record in Book 9773, Page 514, re-recorded in Book 9777, Page 566, Register's Office for Davidson County, Tennessee, dated August 8, 1995. Also see Corrected Certificate of Acknowledgment in Instrument No. 20070919-0112287 and Final Decree in Instrument No. 20071213-0143706 and recorded on August 25, 1995.

This property is not a marital residence of the Grantor and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **3517 Geneva Circle, Nashville, TN 37209.**

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 Grantee 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 23rd day of September, 2021.

GRANTOR:

Timothy Clark

Timothy Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Timothy Clark, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of September, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jim Myers

Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Tori Cole, 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 9/23/21.

Tori Cole

Affiant Signature

Date: 9/23/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9/23/21.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

