Karen Johnson Davidson County
Batch# 726957 DEEDWARR
09/29/2021 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,169.20
20210929-0131134

When recorded, return to:
Magnolia Title & Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206
File Number: BC-21-1346

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-13971-RL-sb

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $316,000.00.

Emily Manno
Affiant

Subscribed and sworn to before me, this the 24th day of September, 2021.

Notary Public
My Commission Expires: _____

ELIZABETH G COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alexander McComb Krystyne Brown 1400 Hadley Avenue Old Hickory, TN 37138	Alexander McComb Krystyne Brown 1400 Hadley Avenue Old Hickory, TN 37138	053-03-0-164

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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Richard J. Carter and Judith E. Carter, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Alexander McComb and Krystyne Brown, husband and wife, hereinafter called the Grantee(s), his/her/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. 5 on the Plan of Section "C" Village Of Old Hickory of record in Plat Book 1424, Page 66, 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 Richard J. Carter and Judith E. Carter, husband and wife, by Warranty Deed from Chi Chi DiShanni, Trustee of the Chi Chi DiShanni Trust dated May 18, 2006, of record in Instrument No. 20161017-0109463 in the Register's Office of Davidson County, Tennessee, dated October 13, 2016 and recorded on October 17, 2016.

This is improved property located at: **1400 Hadley Avenue, Old Hickory, TN 37138**

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 24th day of September, 2021.

GRANTOR:

Judith E. Carter

Judith E. Carter

Richard J. Carter

Richard J. Carter

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Judith E. Carter and Richard J. Carter, the within named bargainor(s), 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 24th day of September, 2021.

J. ANDREW WILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 18 2024

Certificate of Authenticity

I, Emily Manno, 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 9/24/21.

Date

Emily Manno

Affiant Signature

9/24/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of September, 2021.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON