This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-14072-LV

Karen Johnson Davidson County
Batch# 728789 DEEDWARR
10/01/2021 10:59:21 AM 2 pgs
Fees: $13.00 Taxes: $1,685.35

20211001-0132261

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $455,500.00.

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2021.

Notary Public
My Commission Expires: 8/19/25

JENNIFER A DICKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 8-19-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James Woodward and Angela Woodward 804 Withers Place Hermitage, TN 37076	Pennymac 6101 Condor Drive Moorpark CA 93021	086 04 0B 075.00

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ralph Edwin Daggs and Jonathan Mark Buttram, both unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **James Woodward and Angela Woodward, 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. 30 on the Plan of Section Three, Sunset Oaks of record in Plat Book 9700, Page 198, 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 Ralph Edwin Daggs, Aka Ralph Daggs and Jonathan Mark Buttram, both unmarried, as tenants in common with right of survivorship, by Quitclaim Deed From Ralph Daggs, unmarried man, of record in Instrument No. 20180828-0084955, in the Register's Office of Davidson County, Tennessee, dated August 06, 2018 and recorded on August 28, 2018.

Being the same property conveyed to Ralph Daggs, unmarried man, by Warranty Deed From Kevin L. King and Taska R. King, husband and wife, of record in Instrument No. 20150717-0069805, in the Register's Office of Davidson County, Tennessee, dated July 15, 2015 and recorded on July 17, 2015.

This is ☒ improved or ☐ unimproved property located at: **804 Withers Place, Hermitage, TN 37076**.

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 30th day of September, 2021.

GRANTOR:

Ralph Edwin Daggs

Jonathan Mark Buttram

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ralph Edwin Daggs and Jonathan Mark Buttram, 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 30th day of September, 2021.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021