This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-13993-SL

Karen Johnson Davidson County
Batch# 729030 DEEDWARR
10/01/2021 03:15:30 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20211001-0132600

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Affiant

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

Notary Public
My Commission Expires: 6/14/2023

KEVIN J. KEGARISE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anna J. Masarie 315 Clofton Drive Nashville, TN 37221	TO the new owner	142-14-0-199.00

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Erin Elizabeth McComas f/k/a Erin Elizabeth O'Brien, a married woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Anna J. Masarie, an unmarried woman**, hereinafter called the Grantee, her 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. 2-A, on the Plan of Zone Lot Division, Harpeth View Estates, of record in Plat Book 6250, Page 211, as amended in Book 6250, Page 511, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Erin Elizabeth O'Brien, by Quitclaim Deed from Roy Magnus O'Brien, of record in Instrument No. 20061026-0132738, in the Register's Office of Davidson County, Tennessee, dated October 25, 2006 and recorded on October 26, 2006. Also see Final Divorce Decree recorded in Case No. 06 D2792, in the Fourth Circuit Court of Davidson County, Tennessee; and further being the same property conveyed to Erin O'Brien and Roy Magnus O'Brien, by Warranty Deed from Loretta M. Glaser, an unmarried widow, of record in Instrument No. 20050921-0113316, in the Register's Office of Davidson County, Tennessee, dated August 30, 2005 and recorded on September 21, 2005.

Guerry McComas joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is ☒ improved or ☐ unimproved property located at: **315 Clofton Drive, Nashville, TN 37221**.

This conveyance is made subject to 1) Property taxes for the year 2022, 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 her 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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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:

Erin Elizabeth McComas f/k/a Erin Elizabeth O'Brien

Guerry McComas

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Erin Elizabeth McComas f/k/a Erin Elizabeth O'brien and Guerry McComas, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of September, 2021.

Notary Public
My Commission expires: 9/2/24

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

I Lisa Allard, 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 September 30, 2021.

Lisa Allard, Affiant September 30, 2021

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this September 30, 2021.

Jim R. Vanderpool, Notary

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

MY COMMISSION EXPIRES: 02-19-2024

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