Karen Johnson Davidson County
Batch# 744543 DEEDWARR
10/27/2021 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20211027-0144066

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-13721-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $535,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of October, 2021.

Notary Public
My Commission Expires: 10/2/2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brent Janan and Travis James McMullen 2000B Hutton Drive Nashville, TN 37210	First Bank 722 Columbia Ave Franklin, TN 37064	106-13-0B-002.00CO

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Katherine Fagan and husband, Kevin Fagan**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brent Janan, a married man, and Travis James McMullen, an unmarried 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 Davidson County, Tennessee, being Unit B on the Plan of 2000 Hutton Drive Townhomes, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20161207-0128392, 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 Katherine Fagan and husband, Kevin Fagan, by deed from New Day Homes, LLC, of record in Instrument No. 20170822-0085938, Register's Office for Davidson County, Tennessee, dated August 18, 2017 and recorded on August 22, 2017.

This is improved property located at: **2000B Hutton Drive, Nashville, TN 37210.**

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 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 13th day of October, 2021.

GRANTOR:

Katherine Fagan

Kevin Fagan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and seal at office this 13th day of October, 2021.

Notary Public
My Commission expires: 11/6/24

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202110270144066

Certificate of Authenticity

I, George E. Mudter, Jr., 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 10/13/2021.

Date

Affiant Signature

10/13/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of October, 2021.

Notary's Signature

My Commission Expires: October 2, 2023

Notary's Seal (if on paper)

