When recorded, return to:
Greater Nashville Title and Escrow
4603 Gallatin Pike
Nashville, TN 37216
File Number: GNT-21-1903

Karen Johnson Davidson County
Batch# 746426 DEEDWARR
10/29/2021 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20211029-0145350

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-14531-RL-s

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is **$645,000.00**.

Affiant

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this the 25th day of October, 2021.

Notary Public
My Commission Expires: 10/23/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jade Elizabeth Fox 2821 Paden Drive Nashville, TN 37206	Jade Elizabeth Fox 2821 Paden Drive Nashville, TN 37206	083 15 0L 002.00

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,

M7 Properties, a Partnership, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Jade Elizabeth Fox, an unmarried woman, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2 of Homes At Riverside & Paden, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes At Riverside & Paden, a Horizontal Property Regime, of record in Instrument Number 20201214-0146431, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to M7 Properties, A Partnership, by Warranty Deed from Bryan Grant Sprague, Co-Trustee; Stephanie Ann Sprague, Co-Trustee; of The Sprague Family Trust dated October 20, 2017, of record in Instrument No. 20200916-0105975, in the Register's Office of Davidson County, Tennessee, dated September 14, 2020 and recorded on September 16, 2020.

Being the same property conveyed to Bryan Grant Sprague and Stephanie Ann Sprague, Trustees of The Sprague Family Trust, dated October 20, 2017, by Quitclaim Deed from Bryan G. Sprague and wife, Stephanie A. Sprague, of record in Instrument No. 20171113-0116074, in the Register's Office of Davidson County, Tennessee, dated November 10, 2017 and recorded on November 13, 2017.

Being the same property conveyed to Bryan G. Sprague and wife, Stephanie A. Sprague, by Warranty Deed from Tiffany R. Thurman Henderson and husband, Mark W. Henderson, of record in Instrument No. 20060525-0061530, in the Register's Office of Davidson County, Tennessee, dated May 24, 2006 and recorded on May 25, 2006.

This is improved property located at: **2821 Paden Drive, Nashville, TN 37206**.

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 ~~25th~~ 26th day of October, 2021.

GRANTOR:

M7 Properties, a Partnership

By: _____
Mike Payne, Partner

By: _____
Michele Corlew, Partner

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared M7 Properties, 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 ~~25th~~ 26th day of October, 2021.

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

_____
Notary Public
My Commission expires: 10/23/2023

202110290145350

Tennessee Certification of Electronic Document

I, Steven D. Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version 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 10/26/21 (date of document).

Affiant Signature

10/26/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 26th day of October, 2021.

Notary Signature

My Commission Expires: 9.2.2024

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON