This instrument prepared by
And when recorded return to:
Momentum Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File Number: 5-14511-RL-sb

Karen Johnson Davidson County
Batch# 762566 DEEDWARR
11/30/2021 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20211130-0157535

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is **$400,000.00**.

Affiant

Subscribed and sworn to before me, this the 12th day of November, 2021.

RONETTA SUE IMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: 5/2/2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David White 588 Green Lane Nashville, TN 37189	David White 588 Green Lane Nashville, TN 37189	049 14 0A 005.00

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, we, **Dalton James Slattery, unmarried, and Alexandra Spitz, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **David White, an unmarried man**, hereinafter called the Grantee, his 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 Vista, R-10 Subdivision - Cluster Lot Option, of record in Plat at Instrument No. 20170203-0011914, 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 Dalton James Slattery, unmarried, and Alexandra Spitz, unmarried, as tenants in common with rights of survivorship, by Warranty Deed from Ranetta Perkins, an unmarried woman, of record in Instrument No. 20200904-0101095, in the Register's Office of Davidson County, Tennessee, dated September 01, 2020 and recorded on September 04, 2020.

This is improved property located at: **588 Green Lane, Nashville, TN 37189**.

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 Grantor paying the 2021 taxes at closing and Grantee paying their prorated share thereof; 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 12th day of November, 2021.

GRANTOR:

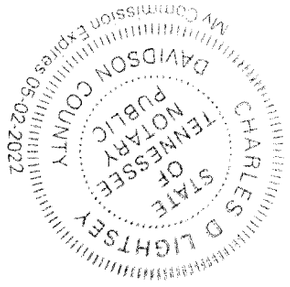
Dalton James Slattery

Alexandra Spitz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dalton James Slattery and Alexandra Spitz, 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 12th day of November, 2021.



Notary Public
My Commission expires: 5/2/2022

Certificate of Authenticity

I, **HADLEY ROPER** , do hereby make oath that I am 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 November 12, 2021.

Affiant Signature

11/12/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 11/12/2021.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

