This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-14692-LV

Karen Johnson Davidson County
Batch# 763338 DEEDWARR
11/30/2021 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $560.55
20211130-0157933

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $151,500.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of November, 2021.

Notary Public
My Commission Expires: 5/2/22

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brandon R. Justice 157 Brooke Castle Drive Hermitage, TN 37076	Hometown Lenders, Inc. 350 The Bridge Street Suites 116, 200, and 202 Huntsville, AL 35806	075 08 0A 064.00

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, **Curtis F. Seals**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Brandon R. Justice, an unmarried man**, 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 Unit No. 157 on the Plan of Brooke Castle, Planned Unit Development, of record in Plat Book 6250, Page 627 and Corrected in Book 6680, Page 905 and Rerecorded in Book 6727, Page 762, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Curtis F. Seals, by Warranty Deed from Sandra L. Gonzales, of record in Instrument No. 20170830-0089199, in the Register's Office of Davidson County, Tennessee, dated August 18, 2017 and recorded on August 30, 2017.

This is ☒ improved or ☐ unimproved property located at: **157 Brooke Castle Drive, Hermitage, TN 37076.**

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 22nd day of November, 2021.

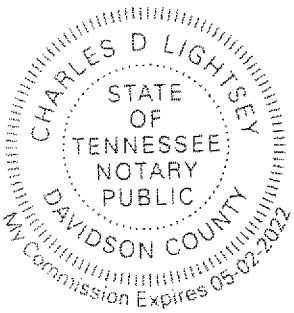
GRANTOR:

Curtis F. Seals

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Curtis F. Seals, 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 22nd day of November, 2021.



Notary Public
My Commission expires: 5/2/22

202111300157933

Certificate of Authenticity

I, Charles Lee Watson, 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 22, 2021.

Affiant Signature

November 22, 2021
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 22nd day of November, 2021.

Notary's Signature
My Commission Expires: 3/12/2024

Notary's Seal

