When recorded, return to:
Concord Title
3000 Meridian Boulevard
Franklin, TN 37067
File Number: _____

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-14834-RL-s

Karen Johnson Davidson County
Batch# 766276 DEEDWARR
12/02/2021 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,616.90
20211202-0160039

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$437,000.00**.

Affiant

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 29th day of November, 2021.

Notary Public
My Commission Expires: 3/7/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
McKenzie Hungate and Lauren Hungate 8004 Charlotte Pike Nashville, TN 37221	McKenzie Hungate and Lauren Hungate 8004 Charlotte Pike Nashville, TN 37221	127 00 0 251.00

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,

Jonathan David Laberge and Elizabeth Laberge, a married couple, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

McKenzie Hungate and Lauren Hungate, husband and wife, 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, lying in the Easterly part of the J. C. Hows tract, of record in Book 802, Page 371, of the Register's Office of Davidson County, and beginning at an iron pin in the Northerly margin of Charlotte Pike (U.S. 70), said point being the Southwesterly most corner of Jim Hows 9.88 acre tract, of record in Book 6730, Page 428; thence proceeding along Jim Hows Westerly most property line North 05 deg. 55' 35" East, 1167.85' to an iron pin; thence continuing along Hows Westerly line North 25 deg. 47' 17" East, 1167.70' to an iron pin at Hows Northwesterly most corner, in the Southerly line of the L. A. Morrissey property, of record in Book 1020, Page 158; thence proceeding along Morrissey's Southerly property line, South 76 deg. 42' 28" West, 185.00' to an iron pin at J. C. Hows Northeasterly most corner, of record in Book 802, Page 371; thence proceeding along J. C. Hows Easterly most property line South 22 deg. 09' 36" West, 1080.42' to an iron pin; thence continuing along Hows Easterly property line South 05 deg. 55' 35" West, 1192.46' to an iron pin in the Northerly margin of Charlotte Pike; thence proceeding along the Northerly margin of Charlotte Pike North 78 deg. 49' 33" East,

83.70' to the beginning, containing 5.04 acres, as surveyed by Gaffron & Jeffers in May of 1986.

Being the same property conveyed to Jonathan David Laberge and Elizabeth Laberge, Husband and Wife, by Warranty Deed from Billie Carol Hows, Unmarried, of record in Instrument No. 20180723-0071328, in the Register's Office of Davidson County, Tennessee, dated July 13, 2018 and recorded on July 23, 2018.

This is improved property located at: **8004 Charlotte Pike, 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 Grantees paying their prorated share thereof to the Grantors 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 29th day of November, 2021.

GRANTOR:

Jonathan David Laberge

Elizabeth Laberge

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jonathan David Laberge and Elizabeth Laberge, 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 29th day of November, 2021.

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

Notary Public
My Commission expires: 5/2/22

Certificate of Authenticity

I, **Nick Harris**, 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 11-29-21.

Affiant Signature

11-29-21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of November, 2021.

Notary's Signature

My Commission Expires: 3/7/22
Date

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY