This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-14923-LV

Karen Johnson Davidson County
Batch# 771234 DEEDWARR
12/09/2021 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20211209-0163565

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $485,000.00.

Affiant

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this the 2nd day of December, 2021.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ronald Davis and Cindy Davis 1509 White Pine Court Nashville, TN 37214	New Owner	108 04 0B 30.00

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, **Kenneth R. Bird, Jr. and wife, Terry Lynn Bird**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ronald Davis and Cindy Davis, a married couple**, 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 Lot No. 30 on the Final Plat of White Pine Estates, a Residential Planned Unit Development of record in Instrument No. 20000713-0069319, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Kenneth R. Bird, Jr. and wife, Terry Lynn Bird, by Warranty Deed from T. F. Homes, LLC, of record Instrument No. 20010921-0102474, in the Register's Office of Davidson County, Tennessee, dated September 19, 2001 and recorded on September 21, 2001.

This is ☒ improved or ☐ unimproved property located at: **1509 White Pine Court, Nashville, TN 37214.**

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 2nd day of December, 2021.

GRANTOR:

Kenneth R. Bird, Jr.

Terry Lynn Bird

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth R. Bird, Jr. and Terry Lynn Bird, 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 2nd day of December, 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

202112090163565

Certificate of Authenticity

I, **Joshua A. Terry**, 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 12/2/21.

Affiant Signature

12/6/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/6/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON