This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-15334-LV

Karen Johnson Davidson County
Batch# 791318 DEEDWARR
01/14/2022 03:25:30 PM 2 pgs
Fees: $13.00 Taxes: $795.13
20220114-0006289

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $214,900.00.

Affiant

Subscribed and sworn to before me, this the 7th day of January, 2022.

Notary Public
My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jacob Peter Hill and Alexis Fitzgerald 1310 Merritt Street Old Hickory, TN 37138	Legacy Mutual Mortgage 3503 Paesanos Pkwy San Antonio, TX 78231	053-02-0A-002.00-CO

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, **Lewis C. McCullough, a single person**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jacob Peter Hill and Alexis Fitzgerald, husband and wife**, 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 1306B as described in Exhibit B of the Master Deed and Bylaws for Gem Place, a Horizontal Property Regime, of record in Instrument No. 20081029-0108080, 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 Lewis C. McCullough, a single person, by Warranty Deed from George Edward Manson unmarried a/k/a George Eddie Manson, of record in Instrument No. 20160615-0060824, in the Register's Office of Davidson County, Tennessee, dated June 13, 2016 and recorded on June 15, 2016.

This is improved property located at: **1310 Merritt Street, Old Hickory, TN 37138**.

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2022 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 7th day of January, 2022.

GRANTOR:

Lewis C. McCullough

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lewis C. McCullough, 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 7th day of January, 2022.

Notary Public
My Commission expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 January 7, 2022.

Signature
January 7, 2022
State of Tennessee
County of Williamson

Sworn to and subscribed before me this January 7, 2022.

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025