Karen Johnson Davidson County
Batch# 794565 DEEDWARR
01/24/2022 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20220124-0008620

WARRANTY DEED

File No.: 2021-0374

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$385,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/2/22
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee LLC
1602 W. Northfield Blvd., #2
Murfreesboro, TN 37129
615.203.3054

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Carson Pearce and Brittney Mount	New Owner	086-14 B 32.00
2933 Chapelwood Drive	2933 Chapelwood Drive	
Hermitage, TN 37076	Hermitage, TN 37076	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned, **John P. Colleran and Katerina Colleran, husband and wife,** has this day bargained and sold and does hereby transfer and convey unto, **Carson Pearce and Brittney Mount, husband and wife**, their heirs and assigns, forever, that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 148 on the Plan of Revised Final Plat, Fleetwood Subdivision, Phase One, of record in Plat Book 6900, page 465, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to John P. Colleran and Katerina Colleran, husband and wife, by Warranty Deed from Lindsey N. Tucker, an unmarried woman of record in Instrument No. 20190418-0035830, Register's Office for Davidson County, Tennessee, dated April 15, 2019 and recorded on April 18, 2019.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2933 Chapelwood Drive, Hermitage, TN 37076

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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders..

Witness our hands this 11 day of January, 2022.

John P. Colleran

Katerina Colleran

STATE OF TENNESSEE

COUNTY OF Rutherford

I, Jamie Mooney, a Notary Public for the County of and State of Tennessee, do hereby certify that John P. Colleran and Katerina Colleran personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 13th of January, 2022.

Notary Public

My Commission Expires: 11/22/2025

(SEAL)

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF Illinois

COUNTY OF Cook

I, Alexander Walanka, a Notary Public for the County of and State of Tennessee, do hereby certify that Katerina Colleran personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 11th of January, 2022.

Notary Public

My Commission Expires: 11/13/2024

(SEAL)

OFFICIAL SEAL
ALEXANDER WALANKA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Nov. 13, 2024

RETURN RECORDED DOCUMENTS TO:

MOMENTUM TITLE
131 SAUNDERSVILLE RD #130
HENDERSONVILLE TN 37075
615.921.2524

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 Jan 11, 22.

Affiant Signature

1/11/22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 1/11/22.

Notary's Signature

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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

Notary's Seal