Karen Johnson Davidson County
Batch# 804720 DEEDWARR
02/14/2022 10:18:30 AM 5 pgs
Fees: $28.00 Taxes: $1,147.00
20220214-0016586

When recorded, return to:
Momentum Title, LLC.
318 Seaboard Lane
115
Franklin, TN 37067
File Number: 7-15854-SL

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-15854-SL

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

K. M.

Affiant

Subscribed and sworn to before me, this the 1st day of February, 2022.

Notary Public
My Commission Expires: 6/25/25

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jerry Rainey and Linda Rainey 637 Beech Creek Rd South Brentwood TN 37027	New Owner	147-14-0-184

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,

Shane Pass and Heather Pass, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Jerry Rainey and Linda Rainey, 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 Lot No. 91 on the Plan of McMurray Hills of record in Book 3700, Page 5, in the 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 Shane Pass and Heather Pass, husband and wife, by Warranty Deed from Christen P. Buri and Camie D. Buri, husband and wife, of record in Instrument No. 20130812-0084551, Register's Office for Davidson County, Tennessee, dated August 9, 2013 and recorded on August 12, 2013.

☒This is improved property located at: **493 Westcrest Drive, Nashville, TN 37211**
☐This is unimproved property located at: **493 Westcrest Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 ~~1st day~~ 1/11 of February, 2022.

GRANTOR:

Shane Pass

Heather Pass

STATE OF FLORIDA
COUNTY OF Osceola

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Heather Pass, 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 1st day of February, 2022.

See attached FL acknowledgment
Notary Public
My Commission expires: _____

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Shane Pass, 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 1st day of February, 2022.

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

☒This is improved property located at: **493 Westcrest Drive, Nashville, TN 37211**
☐This is unimproved property located at: **493 Westcrest Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 1st day of February, 2022.

GRANTOR:

_____
Shane Pass

Heather Pass
_____
Heather Pass

STATE OF FLORIDA
COUNTY OF Osceola

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Heather Pass, 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 1st day of February, 2022.

See attached FL acknowledgment
Notary Public
My Commission expires: _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Shane Pass, 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 1st day of February, 2022.

_____
Notary Public
My Commission expires: _____

FLORIDA INDIVIDUAL ACKNOWLEDGMENT
F.S. 117.05(13)

State of Florida
County of Osceola

The foregoing instrument was acknowledged before me by means of

☑ Physical Presence,

— OR —

☐ Online Notarization,

this 31st day of January, 2022, by
Date *Month* *Year*

Heather Ross.
Name of Person Acknowledging

Signature of Notary Public — State of Florida

Mark Daniel Blanchard
Name of Notary Typed, Printed or Stamped

MARK DANIEL BLANCHARD
Notary Public - State of Florida
Commission # HH 100006
My Comm. Expires Mar 3, 2025
Bonded through National Notary Assn.

Place Notary Seal Stamp Above

☐ Personally known

☑ Produced Identification

Type of Identification Produced: Tennessee Driver License

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 1/31/22 Number of Pages: 2

Signer(s) Other Than Named Above: _____

©2020 National Notary Association

Certificate of Authenticity

I, Kris Giammarco, 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 February 1, 2022.

K. G

Affiant Signature

February 1, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1st day of February, 2022.

Notary's Signature
My Commission Expires: 6/25/25

Notary's Seal

