When recorded, return to:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File Number: DM-TAG-22-121

This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File Number: 7-15959-kp

Karen Johnson Davidson County
Batch# 822228 **DEEDWARR**
03/14/2022 03:11:30 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20220314-0029676

STATE OF TENNESSEE
COUNTY OF Davidson

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

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

Notary Public
My Commission Expires: 10/2/23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Travis Tidmore and Emily Keller 121 Lightwood Dr Antioch, TN 37013	NEW OWNER	174 09 0B 025.00

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, **Brandon J. Puckett and Kristin L. Puckett, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Travis Tidmore, an unmarried man and Emily Keller, an unmarried woman, as joint tenants with right of survivorship**, 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. 25 on the plan of Kingsport, Phase 1, as shown by plat of record in Instrument No. 20171117-0118044, corrected in Instrument No. 20171205-0123987, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brandon J. Puckett and Kristin L. Puckett, husband and wife, by Warranty Deed from Clayton Properties Group, Inc., a Tennessee Corporation, of record in Instrument No. 20181003-0098138, in the Register's Office of Davidson County, Tennessee, dated September 25, 2018 and recorded on October 03, 2018.

This is improved property located at: **121 Lightwood Dr, Antioch, TN 37013**

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 7th day of March, 2022.

GRANTOR:

Brandon Puckett

Kristin Puckett

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brandon Puckett and Kristin Puckett, 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 March, 2022.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY