Karen Johnson Davidson County
Batch# 841325 DEEDWARR
04/18/2022 02:13:14 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20220418-0044356

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-16777-TC

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of April, 2022.

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: My Commission Expires November 26, 2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Austin Katona 380 Bonnavale Drive Hermitage, TN 37076	Same	074 08 0 179.00

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Colin Burk Harney, an unmarried man, as to an undivided 50% interest, and Jeremy Page Morris, an unmarried man, as to an undivided 50% interest, as tenants in common** , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Austin Katona, unmarried**, hereinafter called the Grantee, his 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. 886 on the Plan of Section Eight, Hermitage Hills, as of record in Book 3600, Page 24, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Colin Burk Harney, an unmarried man, as to an undivided 50% interest, and Jeremy Page Morris, an unmarried man, as to an undivided 50% interest, as tenants in common, by Warranty Deed from Kenneth W. Baker and wife, Ruby D. Baker, of record in Instrument No. 20200206-0013765, in the Register's Office of Davidson County, Tennessee, dated February 05, 2020, and recorded on February 06, 2020.

This is improved property located at: **380 Bonnavale Drive, Hermitage, TN 37076.**

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 14th day of April, 2022.

GRANTOR:

Jeremy Page Morris

Colin Burk Harney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeremy Page Morris and Colin Burk Harney, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of April, 2022.

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024