This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
#105
Nashville, TN 37203
File Number: 5-16627-RC

Karen Johnson Davidson County
Batch# 844150 DEEDWARR
04/22/2022 10:29:56 AM 2 pgs
Fees: $13.00 Taxes: $2,442.00
20220422-0046688

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $660,000.00.

Affiant

KAYLA TABOR NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 20th day of April, 2022.

Notary Public
My Commission Expires: 4/13/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Peter Ryan Montecuollo and Leslie Ann Montecuollo 108 Hartley Court Nolensville, TN 37135	New Owners	186-04-0A-103-00CO

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, **Terry Brearley and Charlotte Brearley, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Peter Ryan Montecuollo AKA Peter R. Montecuollo, and Leslie Ann Montecuollo AKA Leslie A. Montecuollo, 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. 147 on the Plan of Final Plat, Burkitt Place, Phase 1B, Section 1 of record in Instrument No. 20061109-0139669, 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 Terry Brearley and wife, Charlotte Brearley, by Warranty Deed from Celebration Homes, LLC, dated March 2, 2009 and recorded on March 5, 2009, of record in Instrument No. 20090305-0019499, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **108 Hartley Court, Nolensville, TN 37135.**

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 20th day of April, 2022.

GRANTOR:

Terry Brearley

Charlotte Brearley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Terry Brearley and Charlotte Brearley, 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 20th day of April, 2022.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22