When recorded, return to:
Momentum Title, LLC
318 Seaboard Lane
Franklin TN 37067

Karen Johnson Davidson County
Batch# 844199 DEEDWARR
04/22/2022 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20220422-0046776

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-16531-KS-s

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is ~~$662,000.00~~. 640,000.— KAG

K- A. [signature]
Affiant

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

[signature]
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)
Scott M. Whitted and Melissa Whitted 3332 Hickory Run Nashville, TN 37211	LoanDepot 26642 Towne Centre Dr. Foothill Ranch, CA 92610	180-04-0A-114.00

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, we,

Christi Lynn Krizman and Nicholas A. Krizman, wife and husband , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Scott M. Whitted and Melissa Whitted, 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(s) 35, as shown on the map entitled Section Two Highland Creek, RS10 Subdivision w/Cluster Lot Option, of record in Instrument No. 20030424-0055118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christi Lynn Krizman and Nicholas A. Krizman, wife and husband, by Warranty Deed from William Carter and Rebecca Carter, husband and wife, of record in Instrument No. 20170331-0031628, in the Register's Office of Davidson County, Tennessee, dated March 29, 2017 and recorded on March 31, 2017.

This is improved property located at: **3332 Hickory Run, 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 14th day of April, 2022.

GRANTOR:

Nicholas A. Krizman

Christi Lynn Krizman

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nicholas A. Krizman and Christi Lynn Krizman, 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 they executed the foregoing instrument for the purposes therein contained.

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

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11/4/24

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 April 14, 2022.

Affiant Signature

April 14, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 14th day of April, 2022.

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

Notary's Seal

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