Karen Johnson Davidson County
Batch# 850049 DEEDWARR
05/03/2022 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20220503-0051307

When recorded, return to:
Momentum Title, LLC.
318 Seaboard Lane
115
Franklin, TN 37067

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-16743-LW

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of April, 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)
Angelo Dovas and Lindsay Dana Clutter 905 Latting Dr Hermitage, TN 37076	First National Bank of Middle Tennessee 200 East Main St. McMinnville, TN 37701	076 01 0D 087.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Scott C. Shriver, a married man, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

Angelo J Dovas and Lindsay Dana Clutter, husband and wife, hereinafter called the Grantees, 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 all of Lot No. 87, on the plan of Final Plat, Heritage Hills, Phase 3, Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20171004-0102057, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Scott C. Shriver, single man, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20180731-0074526, in the Register's Office for Davidson County, Tennessee, dated July 25, 2018 and recorded on July 31, 2018.

John Lee Shriver joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is improved property located at: **905 Latting 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 Grantees 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.

26th 88 DLS

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~22nd~~ 26th day of April, 2022.

GRANTOR:

Scott C. Shriver

John Lee Shriver

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Scott C. Shriver and John Lee Shriver, 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 ~~22nd~~ 26th day of April, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

Certificate of Authenticity

I, Lauren Weber, 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 26, 2022.

Lauren Weber
Affiant Signature

April 26, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 26th 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