Karen Johnson Davidson County
Batch# 850780 DEEDWARR
05/04/2022 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20220504-0051781

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-16710-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $825,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of April, 2022.

Notary Public
My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Blake Bumpous and Christian Brinkwirth Bumpous 2108 McKennie Avenue Nashville, TN 37206	First Bank 722 Columbia Ave. Franklin, TN 37064	083-03-1K-002.00

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, we, **Anthony R. Annoreno and Joseph W. Durley, as joint tenants, with rights of survivorship,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Blake Bumpous and Christian Brinkwirth Bumpous, spouses married to each other,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Porter Road Residences, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Porter Road Residences, a Horizontal Property Regime, of record in Instrument Number 20161215-0131508, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Anthony R. Annoreno and Joseph W. Durley, as joint tenants with rights of survivorship, by Warranty Deed from New Day Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180725-0072646, in the register's office of Davidson County, Tennessee, dated July 23, 2018 and recorded on July 25, 2018.

This is improved property located at: **2108 McKennie Avenue, Nashville, TN 37206.**

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 27th day of April, 2022.

GRANTOR:

Anthony R. Annoreno

Joseph W. Durley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anthony R. Annoreno and Joseph W. Durley, 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 27th day of April, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

I, Amy Cross Nance, do hereby make oath that I am a licensed attorney and/or 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 this 27th day of April, 2022

Dated 4/27/22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 27th day of April, 2022

My commission expires: 11-14-25

Notary Public

JENNIFER BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY