Karen Johnson Davidson County
Batch# 864630 DEEDWARR
05/31/2022 09:37:28 AM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20220531-0062290

When recorded, return to:
Birthright Title
2734 North Mount Juliet Road
Mt. Juliet, TN 37122

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-17345-KS

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $685,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of May, 2022.

Notary Public
My Commission Expires: _____

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires December 12, 2022 WILSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jacob Daniel Shumaker and Adrienne Nicole Shumaker 633 Henry Lane Nashville, TN 37211	Ameris Bank 1800 Parkway Place Ste 820 Marietta, GA 30067	172-10-0E-004.00

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,

Bradley Salute and Kimberly Salute, Trustees of Salute Family Trust dated April 22, 2002, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Jacob Daniel Shumaker and Adrienne Nicole Shumaker, husband and wife, as joint tenants with right of survivorship, 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 LOT NO. 4 ON THE PLAN OF FINAL PLAT OF THE MEADOWS AT CHRISTIANSTED VALLEY, PHASE 2 OF RECORD IN INSTRUMENT NO. 20191121-0120461, IN 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 Bradley Salute and Kimberly Salute, Trustees of the Salute Family Trust dated April 22, 2002 by Quit Claim Deed from Bradley J. Salute and Kimberly A. Salute, husband and wife of record as Instrument No. 20210810-0107519 in the Register's Office for Davidson County, Tennessee, dated August 5, 2021 and recorded on August 10, 2021; and further being the same property conveyed to Bradley J. Salute and Kimberly A. Salute, husband and wife by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record as Instrument No. 20200930-0112999 in the Register's Office for Davidson County, Tennessee, dated September 30, 2020 and recorded on September 30, 2020.

This is improved property located at: **633 Henry Lane, 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 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of May, 2022.

GRANTOR:

Salute Family Trust dated April 22, 2002

By: _____, trustee
Bradley Salute, Trustee

By: _____, trustee
Kimberly Salute, Trustee

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Bradley Salute and Kimberly Salute, Trustees of the Salute Family Trust dated April 22, 2002, with whom I am personally acquainted, and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of May, 2022.

SEE ATTACHED

_____
Notary Public
My Commission expires: 12/28/2024

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of RIVERSIDE)

On MAY 25, 2022 before me, ELENA TOGOE, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared BRADLEY SALUTE & KIMBERLY SALUTE,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his~~/her/their authorized capacity(ies), and that by ~~his~~/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Elena Togoe (Seal)

FRS3 ELENA TOGOE
COMM. #2339342
Notary Public-California
RIVERSIDE COUNTY
My Comm. Expires Dec 26, 2024 FRS3