This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-16499-SL

Karen Johnson Davidson County
Batch# 865522 **DEEDWARR**
06/01/2022 10:15:33 AM 2 pgs
Fees: $13.00 Taxes: $2,423.50

20220601-0063063

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $655,000.00.

Affiant

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

Notary Public
My Commission Expires: 5/9/23

KIM D. BENNETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Emily Gray 1910A Hutton Drive Nashville, TN 37210	US Bank P.O. Box 20005 Owensboro, KY 42304	106 09 0 031.00

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, I/we, **1910 Hutton Drive, LLC a Tennessee limited liability company** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Emily Gray,a single person**, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes at 1910 Hutton Drive , a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1910 Hutton Drive , a Horizontal Property Regime, of record in Instrument No. 20210318-0036193, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to 1910 Hutton Dr LLC, A Tennessee Limited Liability Company, by Warranty Deed from Robert A. Hamer, An Unmarried Man, of record in Instrument No. 20210125-0010721, in the Register's Office of Davidson County, Tennessee, dated January 22, 2021 and recorded on January 25, 2021.

Being the same property conveyed to Robert A. Hamer, an unmarried man, by Warranty Deed from G. Co. Investments LLC, of record in Instrument No. 20170524-0051490, in the Register's Office of Davidson County, Tennessee, dated May 11, 2017 and recorded on May 24, 2017.

This is ☒ improved or ☐ unimproved property located at: **1910A Hutton Drive, Nashville, TN 37210**

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: RES-21-1910-A

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 May, 2022.

GRANTOR:

1910 Hutton Drive, LLC a Tennessee limited liability company

By: _____
Jason Thomas Plunkett, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jason Thomas Plunkett, Member 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 is the Member of 1910 Hutton Drive, LLC a Tennessee limited liability company, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of May, 2022.

_____
Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY