This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite 102
Nashville, TN 37212
File Number: 4-17340-TC

Karen Johnson Davidson County
Batch# 868380 DEEDWARR
06/07/2022 11:12:30 AM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20220607-0065100

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2022.

Notary Public
My Commission Expires: 04.14.25

FAITH L. LOWE
NOTARY PUBLIC
TENNESSEE
STATE OF WILLIAMSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Josh Palet 3067 Whitland Crossing Drive Nashville, TN 37214	New Owner	096 09 0B 054.00

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Sharon Lynn Lavender, individually and as Executrix of The Estate of Wanda Brown, Timothy A. Lavender, II, individually, and Joseph Brown Lavender, individually**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Josh H. Palet, an unmarried man**, hereinafter called the Grantee, 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 Unit No. 3067 Donelson's Place as shown on Exhibit "B" to Declaration of Protective Covenants Conditions and Restrictions of record in Instrument 20070703-0079564 as amended in Instrument Nos. 20070712-0083113 and 20070816-0098067 and 20101026-0085599, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Wanda Brown by Warranty Deed from J2K Builders, LLC of record in Instrument No. 20121030-0099745 Register's Office for Davidson County, Tennessee, dated October 29, 2012 and recorded on October 30, 2012.

Wanda Brown became deceased on August 26, 2021.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is ☐ improved or ☐ unimproved property located at: **3067 Whitland Crossing Drive, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 31st day of May, 2022.

GRANTOR:

The Estate of Wanda Brown

By: Sharon Lynn Lavender
Sharon Lynn Lavender, Executrix

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sharon Lynn Lavender, Executrix of The Estate of Wanda Brown, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of May, 2022.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

Sharon Lynn Lavender
Sharon Lynn Lavender, individually

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sharon Lynn Lavender, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of May, 2022.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202206070065100

Timothy A. Lavender, II, individually

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Timothy A. Lavender, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of May, 2022.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

Joseph Brown Lavender, individually

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joseph Brown Lavender, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of May, 2022.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

True Copy Certification

I, Stephen Sisco, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Faith Lowe, a notary public for this county and state, Stephen Sisco who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06.14.25

{Notary' Seal}

FAITH L. LOWE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON