When recorded, return to/
This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-17507-RLLV

Karen Johnson Davidson County
Batch# 870802 DEEDWARR
06/14/2022 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,502.20
20220614-0067316

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $406,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of June, 2022.

Notary Public
My Commission Expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kelci Erin Biggs 2047 Village Park Circle Old Hickory, TN 37138	Kelci Erin Biggs 2047 Village Park Circle Old Hickory, TN 37138	044 15 0E 014.00

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, I,

Jordan Hollinshead, an unmarried woman, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

Kelci Erin Biggs, an unmarried woman, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

Being Lot No. 14 on the Revision Final Plat, Village Green, Phase 3B of record in Instrument No. 20190723-0071997, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jordan Hollinshead, unmarried, by Warranty Deed from Village Green of Old Hickory, LLC, of record in Instrument No. 20201109-0131243, in the Register's Office of Davidson County, Tennessee, dated October 30, 2020 and recorded on November 09, 2020.

Being a part of the same property conveyed to Village Green of Old Hickory, LLC, by Warranty Deed from James R. Yates, and wife and Carolyn H. Yates, of record in Instrument No. 20160322-0027088, in the Register's Office of Davidson County, Tennessee, dated March 11, 2016 and recorded on March 22, 2016.

This is improved property located at: **2047 Village Park Circle, Old Hickory, TN 37138**

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 6th day of June, 2022.

GRANTOR:

Jordan Hollinshead

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jordan Hollinshead, 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 6th day of June, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, **HADLEY ROPER**, 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 June 6th, 22.

Hadley Roper
Affiant Signature

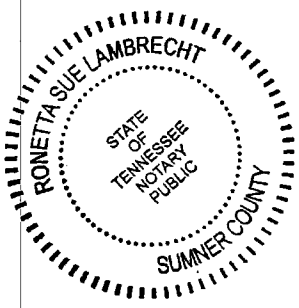
06/07/22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 06/07/22.

Notary's Signature



My Commission Expires: **10/23/2023**

Notary's Seal