Karen Johnson Davidson County
Batch# 875788 DEEDWARR
06/22/2022 11:44:30 AM 4 pgs
Fees: $23.00 Taxes: $1,406.00
20220622-0071137

This instrument prepared by
And when recorded, return to:
Momentum Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File Number: 5-17465-RL

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Affiant

RONETTA SUE SUMNER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Subscribed and sworn to before me, this the 7th day of June, 2022.

Notary Public
My Commission Expires: 10/23/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Parker Van Durand William P. Kelley 1120 Traceton Circle Nashville, TN 37013	Parker Van Durand William P. Kelley 1120 Traceton Circle Nashville, TN 37013	150 09 0A 116.00

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, I,

Caroline A. Schmitz White, a married woman f/k/a Caroline A. Schmitz, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Parker Van Durand, a single woman, and William P. Kelley, a single man, 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 all of Lot No. 270, on the plan of Forest View Park, Section VIII, as shown by plat and survey of record in Plat Book 6900, Page 633, of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Caroline A. Schmitz, single woman, by Warranty Deed from Kevin Christian Brummett and Rowan Alexis Brummett, husband and wife, of record in Instrument No. 20180416-0035590, in the Register's Office for Davidson County, Tennessee, dated April 12, 2018 and recorded on April 16, 2018.

Justin David White joins in this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is improved property located at: **1120 Traceton Circle, Nashville, TN 37013.**

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:

Caroline A. Schmitz White

Justin David White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Caroline A. Schmitz White, 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 /they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of June, 2022.

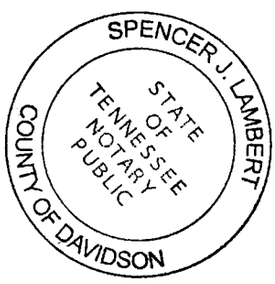
SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission expires: 11/6/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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



Notary Public
My Commission expires: 11/6/24

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 7th, 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