Karen Johnson Davidson County
Batch# 880333 DEEDWARR
06/29/2022 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20220629-0074814

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-17931-KS

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $675,000.00.

RONETTA SUE LAMBRECHT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Affiant

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

Notary Public

My Commission Expires: 10/23/2023

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Susan P. Smith and Steven L. Smith<br>4143 Alva Lane<br>Nolensville, TN 37135 | Susan P. Smith and Steven L. Smith<br>4143 Alva Lane<br>Nolensville, TN 37135 | 187 09 0A 164.00 |

# 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,

**Timothy J. Tyler and Dena Rene Ames, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

**Susan P. Smith and Steven L. Smith, wife and husband**, 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. 164 on the Plan of Phase Five, Section One, Burkitt Village, SP Subdivision, record in Plat Instrument No. 20150210-0012343, Registers' Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Dena Rene Ames and Timothy J. Tyler, Married, Tenants by the Entirety, by Quitclaim Deed from Dena Rene Ames and Timothy J. Tyler, both who acquired Title as Unmarried, as Tenants in Common with Right of Survivorship, of record in Instrument No. 20201216-0149003, in the Register's Office for Davidson County, Tennessee, dated November 02, 2020 and recorded on December 16, 2020.**

**Being the same property conveyed to Dena Rene Ames and Timothy J. Tyler, both unmarried, as tenants in common with right of survivorship, by Warranty Deed from Melinda S. Johnson, of record in Instrument No. 20181004-0098784, in the Register's Office for Davidson County, Tennessee, dated September 21, 2018 and recorded on October 04, 2018.**

This is improved property located at: **4143 Alva Lane, Nolensville, TN 37135.**

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 Grantors 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 27th day of June, 2022.

GRANTOR:

Timothy J. Tyler

Dena Rene Ames

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Timothy J. Tyler and Dena Rene Ames, 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 27th day of June, 2022.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

## 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 21, 22.

Hadley Roper
Affiant Signature

06/27/22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 06/27/22.

Notary's Signature

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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

Notary's Seal