WHEN RECORDED RETURN TO:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No. 5-17804-RC

Karen Johnson Davidson County
Batch# 886143 DEEDWARR
07/08/2022 02:09:30 PM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20220708-0079001

**Prepared By & Return To:**
Tennessee Title Services LLC-Clarksvi
112 Center Court
Suite- A
Clarksville, TN 37040
C-22-2988

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of July, 2022

Notary Public

Commission Expires: 3-6-2024

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Jacob Taggart Neumar and Laura Anne Adkins<br>165 Bonnafield Drive<br>Hermitage, TN 37076 | Gardner Financial<br>3503 Paesanos Pkwy<br>San Antonio TX 78231 | 075-05-0-058.00 |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Jack Byrd, a married man**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Jacob Taggart Neumar and Laura Anne Adkins, husband and wife**

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 lying in Davidson County, Tennessee, being Lot No. 924 on the Plan of Hermitage Hills Subdivision, Section Eight of record in Plat Book 3600, Page 24, in the Register's Office for Davidson County, Tennessee, and being more fully described below:

Said Lot 924 fronts 80.00 feet on the Easterly margin of Bonnafield Drive and extends back between lines measuring 149.27 feet on the Northerly line and 142.00 feet on the Southerly line to a dead line in the rear measuring 103.50 feet.

Being the same property conveyed to Jack Byrd, unmarried, by Warranty Deed from Samuel A. Duncan and wife, Ola W. Duncan, of record in Instrument No. 20040106-0002183 Register's Office for Davidson County, Tennessee, dated December 30, 2003 and recorded on January 6, 2004.

Dina Byrd hereby joins in this conveyance to transfer any rights, title or interest she may have by virtue of marriage to Jack Byrd

FOR INFORMATIONAL PURPOSES ONLY: Being also known as 165 Bonnafield Drive, Hermitage, TN 37076

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 165 Bonnafield Drive, Hermitage, TN 37076

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 so 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the ____ day of July, 2022.

Jack Byrd

Jack Byrd

Dina Byrd

Dina Byrd

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 07/07/2022 ____day of July, 2022, before me personally appeared Jack Byrd and Dina Byrd, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 07/07/2022 ____ day of July, 2022.

Notary Signature
My commission expires:
10/12/2024

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON COUNTY

Online Notary Public
My Commission Expires
October 12, 2024

## TENNESSEE ACKNOWLEDGMENT

State of Tennessee )
)
☐ City ☐ County of Brentwood, Tennessee )

On 07/07/2022 (Date) before me, Amanda S. Young (Notary Name),

personally appeared Dina Byrd, Jack Byrd (Name(s) of Signer(s))

☐ personally known to me -- **OR** --

☐ proved to me on the basis of the oath of _____ (Name of Credible Witness) -- **OR** --

☑ proved to me on the basis of satisfactory evidence: _____ (Type of ID Presented)

to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for the purposes and consideration therein stated.

WITNESS my hand and official seal.

Notary Public Signature: _____

Notary Name: Amanda S. Young

Notary Commission Expires: 10/12/2024

*Notarized online using audio-video communication*

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Online Notary Public
My Commission Expires
October 12, 2024

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: _____

☐ Corporate Officer Title: _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator
☐ Other: _____

Signer Is Representing: _____

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: _____

☐ Corporate Officer Title: _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator
☐ Other: _____

Signer Is Representing: _____

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**DESCRIPTION OF ATTACHED DOCUMENT**

Title or Type of Document: _____

Document Date: _____

Number of Pages (including notarial certificate): 2

( 2 )

Certificate of Authenticity

I, Storey Carver, 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 July 7, 2022

Storey Carver
Affiant Signature

7/7/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7th day of July 2022

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

