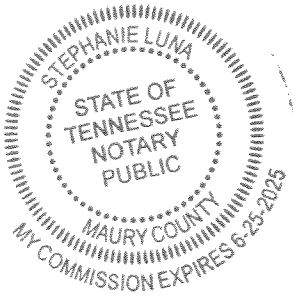
This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-18229-SL

Karen Johnson Davidson County
Batch# 893170 DEEDWARR
07/25/2022 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,612.83
20220725-0084692

STATE OF TENNESSEE
COUNTY OF WILLIAMSON



The actual consideration or value, whichever is greater, for this transfer is $435,900.00.

Affiant

Subscribed and sworn to before me, this the 21st day of July, 2022.

Notary Public
My Commission Expires: 6/25/25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Harrison Jewett 3317 Quail Run Court Nashville, TN 37214	Gardner Financial Services, LTD, dba Legacy Mutual Mortgage 3503 Paesanos Parkway San Antonio, TX 78231	108 12 0 181.00

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, **Robin Sue Davis and Jennifer Lynn Starks, a married couple**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Harrison Jewett, an unmarried man**, hereinafter called the Grantee, his 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 17 of Section 3 Trailwood, as of record in Plat Book 6900, Page 67, Register of Deeds Office, Davidson County, Tennessee.

Being the same property conveyed to Robin Sue Davis, by Quitclaim Deed from Lashanda Perkins, of record in Instrument No. 20130822-0088637, in the Register's Office of Davidson County, Tennessee, dated August 20, 2013 and recorded on August 22, 2013.

Being the same property conveyed to Robin S. Davis and LaShanda S. Perkins, by Quitclaim Deed from Robin S. Davis, of record in Instrument No. 20050311-0027455, in the Register's Office of Davidson County, Tennessee, dated December 01, 2004 and recorded on March 11, 2005.

Being the same property conveyed to Robin S. Davis, by Warranty Deed from Robert B. Miller and wife, Cheryl A. Miller, of record in Instrument No. 20041208-0145995, in the Register's Office of Davidson County, Tennessee, dated December 01, 2004 and recorded on December 08, 2004.

This is improved property located at: **3317 Quail Run Court, Nashville, TN 37214**

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 21st day of July, 2022.

GRANTOR:

Robin Sue Davis

Jennifer Lynn Starks

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robin Sue Davis and Jennifer Lynn Starks, 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 21st day of July, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

- The text of a certification of an electronic document must be in the following form.

I, Kristopher Prizio do hereby make oath that I am a licensed

Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 7-25-22 (date of document).

Affiant Signature

Date: 7-25-22

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of July, 2022.

Notary Signature

MY COMMISSION EXPIRES: 5-7-2024

Notary's Seal (if on paper)

