When recorded, return to:
Selene Title TN and MS
405 Texas 121 Bypass
Lewisville, TX 75057

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-18609-KS

Karen Johnson Davidson County
Batch# 904201 DEEDWARR
08/16/2022 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20220816-0092908

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of August, 2022.

Notary Public
My Commission Expires

AMANDA CARDENAS
Notary Public, State of Texas
Comm. Expires 05-20-2026
Notary ID 133772791

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Residential Home Buyer-E Nashville, LLC, a Delaware Limited Liability Company PO Box 4090 Scottsdale, AZ 85261	Residential Home Buyer-E Nashville, LLC, a Delaware Limited Liability Company PO Box 4090 Scottsdale, AZ 85261	033 06 0 026.00

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,

Shawn Patrick Simon, Jr. and Cassandra Casperson Simon, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Residential Home Buyer-E Nashville, LLC, a Delaware Limited Liability Company, hereinafter called the Grantee, its 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. 5, First Revision, Willow Village, as shown on plat of record in Instrument No. 20000706-0067000, in the Register's Office of Davidsion County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Shawn Patrick Simon, Jr. and Cassandra Casperson Simon, by Warranty Deed from Matthew D. Hagewood and wife, Danielle M. Hagewood of record in Instrucment No. 20140624-0055020, in the Register's Office for Davidson County, Tennessee, dated June 20, 2014.

This is improved property located at: **920 Weeping Willow Way, Goodlettsville, TN 37072**

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 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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 12th day of August, 2022.

GRANTOR:

Shawn Patrick Simon, Jr.

Cassandra Casperson Simon

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Shawn Patrick Simon, Jr. and Cassandra Casperson Simon, 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 12th day of August, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Tennessee Certification of Electronic Document

I, Title Agent , 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/12/2022 (date of document).

Affiant Signature

8/12/2022

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 12 day of Aug, 2022

Monica L. McCloud

Notary's Signature

MY COMMISSION EXPIRES: 5-29-24

NOTARY'S SEAL

