This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-18758-SL

Karen Johnson Davidson County
Batch# 911712 DEEDWARR
09/01/2022 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220901-0098785



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Cynthia J. Atkins
Affiant

Subscribed and sworn to before me, this the 30th day of August, 2022.

Robyn Dubray
Notary Public
My Commission Expires: 1-19-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sharon C. Powers 500 Elmont Terrace Nashville, TN 37211	SWBC Mortgage Corp 9311 San Pedro #100 San Antonio, TX 78216	180 04 0A 007.00

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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Valeria J. Brassfield, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Sharon C. Powers, a Single Woman**, hereinafter called the Grantee(s), his/her/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 7 on the Plan of Section One, Highland Creek, of record in Plat Book 9700, pages 959 and 960, said Register's Office, to which plan reference is hereby made for a more complete description. Being the same property conveyed to Valeria J. Brassfield, unmarried, by Warranty Deed from Westminster Homes of Tennessee, Inc., of record in Instrument No. 20021028-0131835, in the Register's Office of Davidson County, Tennessee, dated October 17, 2002 and recorded on October 28, 2002.

This is ☒ improved or ☐ unimproved property located at: **500 Elmont Terrace, Nashville, TN 37211.**

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 30th day of August, 2022.

GRANTOR:

Valeria J. Brassfield

STATE OF TENNESSEE,
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Valeria J. Brassfield, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of August, 2022.

Notary Public
My Commission expires: 9-24-22

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 8/30/2022

Affiant Signature

9/1/2022
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 1st day of September, 2022.

(SEAL)

ALEXIS STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires: February 24, 2024