This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-18268-LV

Karen Johnson Davidson County
Batch# 912675 DEEDWARR
09/06/2022 10:22:45 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20220906-0099713

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of August, 2022.

Notary Public
My Commission Expires: Dec 24, 2023

April G. Nichols
State of Tennessee Notary Public
Williamson County

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Allison Turner 116 Cumberland Trace Nashville, TN 37214	New Owner	073 16 0A 116.00

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, **Lori D. Hammett, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Allison Turner, a single woman**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 116 Shown on the Plat of Cumberland Trace of record in Book 5200, Page 700, as revised in Book 5200, Page 724, Register's Office for Davidson County, Tennessee, together with all undivided membership in The Cumberland Trace Homeowner's Association, as described in Book 6218, Page 528, as amended by instrument(s) of record in amended in Instrument No. 20040405-0038158; Instrument No. 20090825-0080066 said Register's Office.

Being the same property conveyed to Lori D. Hammett, by Warranty Deed from Katie Elizabeth Davis, of record in Instrument No. 20140904-0081202, in the Register's Office of Davidson County, Tennessee, dated August 29, 2014 and recorded on September 04, 2014.

This is improved property located at: **116 Cumberland Trace, 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 25th day of August, 2022.

GRANTOR:

Lori D. Hammett

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lori D. Hammett, the within named bargainor(s), 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 25th day of August, 2022.

Notary Public
My Commission expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY