This instrument prepared by:
Phoenix Title
5107 Maryland Way
Brentwood TN 37027

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 6-18808-RL

WARRANTY DEED

Karen Johnson Davidson County
Batch# 915816 DEEDWARR
09/13/2022 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20220913-0102014

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires January 28, 2026
(AFFIX SEAL)

KATHERINE B. SMITH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Phoenix Title Services, LLC, ,

File No.: 2022-0408

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Tammy Mitchell Travis and Charles David Travis	New Owner	126-14-0A-013.00
(NAME)	(NAME)	
8541 Beautiful Valley Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Thirty-Five Thousand And No/100 Dollars ($635,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BRANDI A. PETERSON, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAMMY MITCHELL TRAVIS AND CHARLES D. TRAVIS, WIFE AND HUSBAND**, 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 in Davidson County, Tennessee, being Lot(s) 13, as shown on the map entitled Travis Trace Subdivision Phase 1A, of record in Instrument No. 20141016-0095781, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BRANDI A. PETERSON, AN UNMARRIED WOMAN, by deed from TIMOTHY STEVEN DAUGHERTY AND BENNA KAYE DAUGHERTY, HUSBAND AND WIFE, of record in Instrument No. 20210907-0119835, dated August 26, 2021, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 8541 Beautiful Valley Drive, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness our hands this 8 day of Sept, 2022

Brandi A. Peterson

STATE OF Utah

COUNTY OF Salt Lake

On this 8 day of Sept, 20 22, before me personally appeared Brandi A. Peterson, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 11/1/24

JULIE SHAW
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 714830
COMM. EXP. 11-01-2024

Certificate of Authenticity

I, **KATHY SMITH**, 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 9-9-22.

Kathy Smith
Affiant Signature

9-9-22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9-9-22.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

