WARRANTY DEED

Karen Johnson Davidson County
Batch# 918272 DEEDWARR
09/19/2022 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,457.80
20220919-0103992

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $394,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF SEPTEMBER, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 22-2770LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
James Robert Spittle and Hannah Padaoan Spittle	New Owner	
5509 Knollcrest		
Hermitage, TN 37076		087 05 0A 156.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **NICHOLAS LYNN COOMER AND MARGARET WEAVER COOMER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES ROBERT SPITTLE AND HANNAH PADAOAN SPITTLE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY,** 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 No. 49, on the Plan of Farmingham Woods (erroneously referenced in prior deed as Farmington Woods) Phase IV, of record in Book 7900, Page 555, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nicholas Lynn Coomer and Margaret Weaver Coomer, as husband and wife, by Warranty Deed from Benjamin Hall and Hannah Hall, married, f/k/a Hannah Turner, of record in Instrument No. 20181101-0108265, in the Register's Office of Davidson County, Tennessee, dated October 31, 2018, and recorded on November 1, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Final Plat, Farmingham Woods, Phase IV, as recorded in Plat Book 7900, Page(s) 555 . Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boundary Plat Farmingham Woods, as recorded in Book 7900, Page 173. Declaration of Covenants, Conditions and Restrictions recorded in Book 8238, Page 176; Amended in Book 8351, Page 533; Supplemented in Book 8423, Page 784 ; re-recorded in Book 8424, Page 426; Amended in Book 8447, Page 635; Supplemented in Book 8702, Page 528, Book 9006, Page 409 and Book 9006, Page 414. Easement for Right-of-Way, recorded in Book 5109, Page 445. Storm Detention as set forth in instrument recorded in Book 8199, Page 852.

This is improved property known as 5509 Knollcrest, Hermitage, TN 37076

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 6-18831-RL

Witness our hand on the 31st day of Aug, 2022.

Nicholas Lynn Coomer

Margaret Weaver Coomer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, NICHOLAS LYNN COOMER AND MARGARET WEAVER COOMER, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of August, 2022.

Notary Public

My Commission Expires 12-19-2024

JIM E. WANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

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 9-15-22.

Kathy Smith
Affiant Signature

9-15-22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9-16-22.

Notary's Signature

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

Notary's Seal

