This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-19082-LV

Karen Johnson Davidson County
Batch# 925367 DEEDWARR
10/05/2022 11:07:21 AM 2 pgs
Fees: $13.00 Taxes: $1,476.30

20221005-0109863

STATE OF TENNESSEE
COUNTY OF Wilson

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $399,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of October, 2022.

Notary Public
My Commission Expires: 6-23-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Daniel Day and Katlyn Ann Day 106 Gayle Dr. Nashville, TN 37138	← Same	063-04-0-071-00

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, **Christopher L. Walker, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Katlyn Ann Day and Daniel Day, wife and husband as joint tenants with right of survivorship**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 15 on the Plan of Polly Acres Subdivision of record in Plat Book 3700, Page 57, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Christopher L. Walker by Special Warranty Deed from Federal Home Loan Mortgage Corporation of record as Instrument No. 20050527-0060084 in the Register's Office for Davidson County, Tennessee, dated May 06, 2005 and recorded on May 27, 2005.

Subject property is not the principal or marital residence of grantor, grantor's spouse, or dependents.

This is improved property located at: **106 Gayle Drive, Nashville, TN 37138.**

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 3rd day of October, 2022.

GRANTOR:

Christopher L. Walker

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher L. Walker, 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 3rd day of October, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26