This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-19304-TC

Karen Johnson Davidson County
Batch# 932301 DEEDWARR
10/20/2022 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20221020-0114596

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Christopher Trevor Hawn
Affiant

Subscribed and sworn to before me, this the 20th day of October, 2022.

Griffin S. Dunham
Notary Public
My Commission Expires:

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher Trevor Hawn and Kathryn Hawn 513 North Graycroft Avenue Madison, TN 37115	Bond Mortgage, LLC 1111 North Maple Street Murfreesboro, TN 37130	042-11-0-003.00

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, **Jonah Wayne Gentry and wife, Sheryl Delynn Gentry**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Christopher Trevor Hawn and Kathryn Hawn, husband and wife**, 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:

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. 28 on the Plan of Section Two Morning View Subdivision, as of record in Plat Book 2133, Page 99, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jonah Wayne Gentry and wife, Sheryl Delynn Gentry by Warranty Deed from Alice C. Oakley, unmarried of record as (book) 9795 / (page) 864 in the Register's Office for Davidson County, Tennessee, dated September 11, 1995 and recorded on September 15, 1995.

This is improved property located at: **513 North Graycroft Avenue, Madison, TN 37115**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 20th day of October, 2022.

GRANTOR:

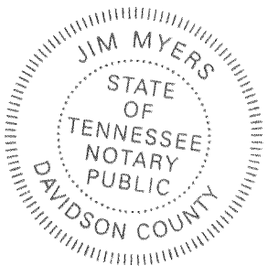
Jonah Wayne Gentry

Sheryl Delynn Gentry

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jonah Wayne Gentry and Sheryl Delynn Gentry, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of October, 2022.



Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Tori Cole, 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 October 20, 2022.

Tori Cole

Affiant Signature

Date: 10/20/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this October 20, 2022

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

