This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-19384-LV

Karen Johnson Davidson County
Batch# 937870 DEEDWARR
11/04/2022 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,478.15
20221104-0118920

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $399,500.00.

Affiant

Subscribed and sworn to before me, this the 1st day of November, 2022.

Notary Public
My Commission Expires: 8/15/2026

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Myles Thomas and Elizabeth Thomas 205 Riverpoint Court Nashville, TN 37214	New Owner	096-01-0A-012-00

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, **Marcelene Oakley, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Elizabeth Thomas and Myles Thomas, wife and husband**, 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:

All that 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. 12 on the Plan of Section Two, Riverpoint, of record in Book 5200, Page 749, and as shown on Plan of Riverpoint, Section Two Revision, of record in Book 7900, Page 641, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marcelene O. Arwine and Marvin Arwine, wife and husband by Warranty Deed from Marcelene O. Arwine, a married woman formerly known as Marcelene O. Duhl of record as (book) 10084 / (page) 151 in the Register's Office for Davidson County, Tennessee, dated February 23, 2007 and recorded on March 13, 2007.

Being the same property conveyed to Marcelene Oakley aka Marcelene Arwine and Marcelene O. Duhl by Quit Claim Deed from Marvin Allen Arwine of record as Instrument No. 20090717-0066986 in the Register's Office for Davidson County, Tennessee, dated August 12, 2008 and recorded on July 17, 2009.

This is improved property located at: **205 Riverpoint Court, Nashville, TN 37214**.

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 1st day of November, 2022.

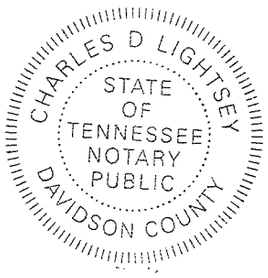
GRANTOR:

Marcelene Oakley

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marcelene Oakley, 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 1st day of November, 2022.



Notary Public
My Commission expires: 3/3/26

202211040118920

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or 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 11/1/2022.

Affiant Signature

11/3/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/3/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON