When recorded, return to:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 8-19744-TC

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-19744-TC

Karen Johnson Davidson County
Batch# 950645 DEEDWARR
12/12/2022 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20221212-0128975

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$270,000.00**.

Affiant

SPENCER LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 12th day of December, 2022.

Notary Public
My Commission Expires: 11/6/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kristopher M. Waddy 3905 Buena Vista Pike Nashville, TN 37218	Family First Funding, LLC 44 Washington Street, Suite 200 Toms River, NJ 08753	059 14 0 010.00

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Lisa Waddy, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Kristopher M. Waddy, an unmarried man**, hereinafter called the Grantee, his 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. 225 on the Plan of Treppard Heights, as of record in Book 2663, Pages 64 and 65, Register's Office for said County.

Said Lot No. 225 fronts 110 feet on the Westerly side of Buena Vista Pike and extends back 328.6 feet on the Northerly line, which is a broken line, and 237.2 feet on the Southerly line, to the rear line of Lot 227, on which it measures 113.5 feet.

Being the same property conveyed to Walker Bryant, Jr., and wife, Senerah Bryant, by Warranty Deed from Walker Bryant and wife, Ruby Lee Bryant, of record in Book 4721, Page 386, in the Register's Office for Davidson County, Tennessee, dated June 21, 1973 and recorded on June 22, 1973. Said Senerah Bryant died on July 02, 2009, leaving Walker Bryant, Jr. as tenant by the entirety. Said Walker Bryant, Jr. died intestate on May 08, 2021, leaving Lisa Waddy as sole heir at law, as evidence in Affidavit of Heirship or record as Instrument No. 20210804-0105035, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3905 Buena Vista Pike, Nashville, TN 37218**.

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 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 12th day of December, 2022.

GRANTOR:

Lisa Waddy

Lisa Waddy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and seal at office this 12th day of December, 2022.

Notary Public
My Commission expires: 11/6/2024

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202212120128975

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 December 12, 2022

Tori Cole

Affiant Signature

Date: 12/12/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this December 12, 2022

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

