This instrument prepared by
And when recorded, return to:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-19862-KS

Karen Johnson Davidson County
Batch# 954756 DEEDWARR
12/22/2022 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $930.55
20221222-0132284

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is **$251,500.00**.

Affiant

KATHERINE B SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this the 16th day of December, 2022.

Notary Public
My Commission Expires: My Commission Expires January 28, 2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Stearnes Lee Reed 3258 Anderson Road Antioch, TN 37013	Stearnes Lee Reed 3258 Anderson Road Antioch, TN 37013	150-03-0-104

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,

Robert William Townsend, a married man, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

Stearnes Lee Reed, 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 Southerly One Half of Lot No. 2 on the Plan of Zone Lot Division, Lots 2, 3 & 4, Justin Towne, Section One of record in Plat Book 5200, Page 473, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Westerly right of way of Anderson Road, said point being the Southeast corner of Lot Number 2, thence North 555 degrees 25 minutes 49 seconds West 146.83 feet to a point; thence North 44 degrees 53 minutes 20 seconds East 33.33 feet to a point; thence South 58 degrees 14 minutes 20 seconds West 139.95 feet to a point; thence with the Westerly right of way of Anderson Road in Southerly direction 39.66 feet to the point of beginning and containing an area of 5,189 square feet more or less.

Being the same property conveyed to Robert Townsend by Warranty Deed from Faulkner Holdings Group, LLC of record as Instrument No. 20190403-0030055 in the Register's Office for Davidson County, Tennessee, dated March 26, 2019 and recorded on April 3, 2019.

This is improved property located at: **3258 Anderson Road, Antioch, TN 37013.**

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest.

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 16th day of December, 2022.

GRANTOR:

Robert William Townsend

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert William Townsend, 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 he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of December, 2022.

Notary Public
My Commission expires: 11/6/24

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202212220132284

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 12-20-22.

Kathy Smith
Affiant Signature

12-20-22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this Dec 20, 2022

Notary's Signature

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

Notary's Seal

