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This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 5-19938-LV

Karen Johnson Davidson County
Batch# 961835 DEEDWARR
01/18/2023 08:23:14 AM 2 pgs
Fees: $13.00 Taxes: $989.75

20230118-0003923

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $267,500.00.

Affiant **Theresa L. Smith**

Subscribed and sworn to before me, this the 9th day of January, 2023.

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public **I. Dyke Tatum**
My Commission Expires: **5/5/2025**

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Zacarey John Adkerson **3124 Weatherstone Cove West** **Antioch, TN 37013**	**American Federal Mortgage Corp.** **360 24** **Chester, NJ 07930**	164 12 0A 026.00

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, **Patricia A. Wright, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Zacarey John Adkerson, unmarried man**, hereinafter called the Grantee(s), his 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 the 1st Civil District of Davidson County, Tennessee, being Lot No. 26 on the Plan of Weatherstone, a Planned Unit Development, of record in Instrument No. 20020926-0117440, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

Being the same property conveyed to Patricia A. Wright, unmarried by Warranty Deed from Jerry Butler Builders, LLC of record as Instrument No. 20040621-0073195 in the Register's Office for Davidson County, Tennessee, dated May 28, 2004 and recorded on June 21, 2004.

This is improved property located at: **3124 Weatherstone Cove West, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2023 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 9th day of January, 2023.

GRANTOR:

X Patricia A. Wright

Patricia A. Wright

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Patricia A. Wright, 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 9th day of January, 2023.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26