39B

When recorded, return to:
Centennial Title Company, Inc.
30 Burton Hills Boulevard
Suite 165
Nashville, TN 37215

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-20260-KS

Karen Johnson Davidson County
Batch# 976660 DEEDWARR
03/03/2023 12:15:14 PM 2 pgs
Fees: $13.00 Taxes: $1,265.40
20230303-0015373

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $342,000.00.

Affiant

Subscribed and sworn to before me this the 1st day of March, 2023.

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/6/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hayley Elliott and Brad Nowak 1128 Dawnwood Drive Nashville, TN 37138	CMG Mortgage 3160 Crow Canyon Rd, Ste 400 San Ramon, CA 94583	063-16-0B-197-00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Leah Woodward f/k/a Leah Cross, a married woman, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

Hayley Elliott, single, and Brad Nowak, single, as tenants in common with right of survivorship, hereinafter called the Grantees, their 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. 279 on the Plan of Hampton Park, a Planned Unit Development, of record in Plat Book 6900, Page 405, amended in Plat Book 6900, Pages 550 thru 552, corrected in Book 7462, Page 445, surveyors certification of correction in Book 8110, Page 401 and amended in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 279 fronts 65.00 feet on the southwesterly side of Dawnwood Drive and runs back 100.00 feet on the northwesterly line and 100.00 feet on the southeasterly line to a line in the rear which measures 65.00 feet thereon.

Being the same property conveyed to Leah Cross, a single woman by Warranty Deed from Karen Lawless Mitchell, a one-half (1/2) undivided interest, as tenant in common and Kathy Lawless Franz, a one-half (1/2) undivided interest, as tenant in common of

record as Instrument No. 20190306-0020314 in the Register's Office for Davidson County, Tennessee, dated February 26, 2019 and recorded on March 6, 2019.

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

This is improved property located at: **1128 Dawnwood Drive, Nashville, TN 37138**

This conveyance is made subject to 1) Property taxes for the year **2023** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 March, 2023.

GRANTOR:

Leah Woodward fka Leah Cross

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Leah Woodward fka Leah Cross, 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 1st day of March, 2023.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26