This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File Number: 7-20279-KP

Karen Johnson Davidson County
Batch# 976996 DEEDWARR
03/03/2023 04:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,413.40
20230303-0015548

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $382,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of March, 2023.

Notary Public
My Commission Expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Abbie Breaker 483 Monticello St. Nashville, TN 37207	Mortgage Investors Group 8320 E Walker Springs Lane #200 Knoxville, TN 37923	071-01-0A-021-00

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/we, **Eric Michael Champlin, a single man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Abbie L. Breaker, an unmarried woman**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 21, The Woods at Monticello, Phase 1, according to survey and plat of same appearing of record in Instrument No. 20091216-0114519, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Eric Michael Champlin, a single man by Warranty Deed from SPH Property Three, LLC, a Delaware limited liability company, dated February 8, 2021, recorded February 23, 2021, of record in Instrument No. 20210223-0021736, Register's Office for Davidson County, Tennessee.

This is improved property located at: **483 Monticello Street, Nashville, TN 37207**

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 3rd day of March, 2023.

GRANTOR:

Eric Michael Champlin

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Eric Michael Champlin, 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 3rd day of March, 2023.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 3-3-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 3-3-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd **day of** March **, 2** 023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM