This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20373-DJ

Karen Johnson Davidson County
Batch# 977994 DEEDWARR
03/07/2023 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,356.90
20230307-0016379

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $637,000.00.

Affiant

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

Notary Public
My Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michelle Leigh Stuermer and William McPherson Fraser 1325 Weeping Cherry Lane Hermitage, TN 37076	Same	075-12-0E-024-00

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, we, **Heath Moffitt and Natalie Brockinton Moffitt, f/k/a Natalie Brockinton, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Michelle Stuermer, a single woman as to a 60% undivided interest and Bill Fraser, a married man as to a 40% undivided interest**, hereinafter called the Grantee(s), 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. 34, First Revision, Final Plat, Blossom Trace, according to survey and plat of same appearing of record in Instrument No. 20010920-0101745; as corrected in Instrument No. 20011025-0116872, in the Register's Office for Davidson County, Tennessee, to which plat and correction references are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Heath Moffitt, unmarried and Natalie Brockinton, unmarried, joint tenants with right of survivorship by Warranty Deed from Norbert J. Popp II and Natalie D. Popp, dated September 12, 2018, recorded September 13, 2018, of record in Instrument No. 20180913-0091119, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1325 Weeping Cherry Lane, Hermitage, TN 37076**

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:

Natalie Brockinton Moffitt

Natalie Brockinton Moffitt, fka Natalie ~~Bockinton~~ Brockinton

Heath Moffitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Natalie Brockinton Moffitt and Heath Moffitt, 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.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202303070016379

Certificate of Authenticity

I, Joshua A. Terry, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/3/2023.

Affiant Signature

3/7/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/7/2023.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON