WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 3-20535-KS

This instrument prepared by
And when recorded, return to:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 3-20535-KS

Karen Johnson Davidson County
Batch# 984573 DEEDWARR
03/24/2023 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $895.40
20230324-0021693

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $242,000.00.

Affiant

KATHERINE B SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this the 22nd day of March, 2023.

Katherine B. Smith
Notary Public
My Commission Expires: My Commission Expires January 28, 2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eric Peterson 405 Churchill Crossing Madison, TN 37115	Eric Peterson 405 Churchill Crossing Madison, TN 37115	034 03 0B 405.00

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,

Franklin D. Newsom, a married man, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

Eric Peterson, unmarried, 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 Unit No. 405, Phase 4, Building 4, on the plan of Churchill Crossing Condominiums, a Horizontal Property Regime, according to the Master Deed of record in Book 7792, page 915 and amended in Book 7804, page 616, Book 7845, page 540, Book 10635, page 110 and Book 10996, page 199 and Instrument No. 20050829-0103075, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Plat Book 10996, page 199, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Franklin D. Newsom, II, a married man by Special Warranty Deed from Bank of America, N.A. of record as Instrument No. 20160304-0021060 in the Register's Office for Davidson County, Tennessee, dated February 19, 2016 and recorded on March 4, 2016.

Shannon D. Newsom, joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **405 Churchill Crossing, Madison, TN 37115**

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 22nd day of March, 2023.

GRANTOR:

Franklin D. Newsom

Shannon D. Newsom

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Franklin D. Newsom, 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 22nd day of March, 2023.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-26

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 3-22-23

Kathy Smith
Affiant Signature

3-22-23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this March 22, 2023

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

