This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-1100-TC

Karen Johnson Davidson County
Batch# 989954 DEEDWARR
04/10/2023 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,272.80
20230410-0025842

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $344,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of April, 2023.

Notary Public
My Commission Expires: 7/9/24

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elton Fenley and Theta Fenley 4232 Chesney Glen Drive Hermitage, TN 37076	New Owner	063 16 0C 044.00

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, we, **John W. Stover and wife, Martha G. Stover**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Elton Fenley and Theta Fenley, husband and wife**, 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 Unit No. 44, on the Plan of A Planned Unit Development (Private Elements) Phase One - Section Two, Hermitage Springs Estates, of record as "Exhibit A" to the Instrument of record as Instrument No. 20001206-0120233 and amended in Instrument Nos. 20020130-0013464 and 20031006-0147712; supplemented in Instrument No. 20031031-0160338 and further amended in Instrument Nos. 20040226-0022056, 20060703-0078830, 20060815-0100265, 20141208-0111982 and 20160921-0099328, in the Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to John W. Stover and wife, Martha G. Stover, by Warranty Deed from David M. Warner and wife, Cheryl K. Warner, of record in Instrument No. 20160126-0007462, in the Register's Office of Davidson County, Tennessee, dated January 22, 2016 and recorded on January 26, 2016.

This is improved property located at: **5156 Southfork Boulevard, Old Hickory, 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 6th day of April, 2023.

GRANTOR:

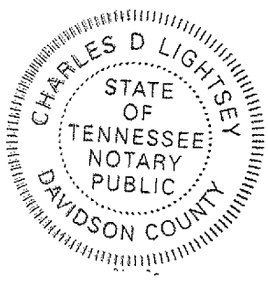
John W. Stover

Martha G. Stover

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John W. Stover and Martha G. Stover, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of April, 2023.



Notary Public
My Commission expires: 3/3/26

202304100025842

Certificate of Authenticity

I, Tori Cole, 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 April 6, 2023.

Tori Cole

Affiant Signature

Date: 4/10/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this April 10, 2023.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

