This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-1127-KP

Karen Johnson Davidson County
Batch# 1000583 DEEDWARR
05/08/2023 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20230508-0034183

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $520,000.00.

Affiant

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this the 5th day of May, 2023.

Notary Public
My Commission Expires: 9/16/23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jeremy Brown and Sarah Brown 163 Holt Hills Road Nashville, TN 37211	First Horizon Bank 165 Madison Avenue Memphis, TN 38103	172-15-0A-082-00

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, **James P. Hester, Jr and wife, Kimberly B. Hester**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jeremy Brown and Sarah Brown, husband and wife**, 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:

Laid in Davidson County, Tennessee, being Lot No. 120 on the Plan of Holt Woods, Section Six, of record in Plat Book 9700, Page 11, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete description.

Being the same property conveyed to James P. Hester, Jr. and wife, Kimberly B. Hester by Warranty Deed from Claridge Builders Co., LLC of record as Instrument No. 0184204 (book) 10057 / (page) 833 in the Register's Office for Davidson County, Tennessee, dated May 17, 1996 and recorded on May 22, 1996.

This is improved property located at: **163 Holt Hills Road, Nashville, TN 37211**

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 5th day of May, 2023

.

GRANTOR:

James P. Hester, Jr

Kimberly B. Hester

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James P. Hester, Jr and Kimberly B. Hester, 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 5th day of May, 2023.

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-26

202305080034183

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

I, Emma Howard, 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 5/5/23 (date of document).

Emma Howard

Affiant Signature

Date: 05/5/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of May, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

