Karen Johnson Davidson County
Batch# 1006884 DEEDWARR
05/24/2023 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20230524-0038961

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-1307-SL

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $505,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of May, 2023.

Notary Public
My Commission Expires: 2/17/27

WILLIAMSON COUNTY NOTARY PUBLIC CASSIE LOVVORN STATE OF TENNESSEE

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rachel Tran 14 Micawber Court Bretwood, TN 37027	Pinnacle Bank 150 3rd Avenue S., Ste. 1000 Nashville, TN 37201	172 01 0A 010.00

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, **Annette T. Hendrix, a widow**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Rachel Tran, a married 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plat of Copperfield, as of record in Plat Book 6900, pages 555 through 559, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

PARCEL ID: 172 01 0A 010.00

Being the same property conveyed to Annette T. Hendrix by Warranty Deed from Patricia L. Robinson, unmarried of record in Book 8308, page 504 in the Register's Office for Davidson County, Tennessee, dated October 11, 1990 and recorded on May 13, 1991.

This is ☒ improved or ☐ unimproved property located at: **14 Micawber Court, Brentwood, TN 37027**

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 18th day of May, 2023.

GRANTOR:

Annette T. Hendrix

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Annette T. Hendrix, the within named bargainor, 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 18th day of May, 2023.

Notary Public
My Commission expires: 9-24-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202305240038961

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 5/18/23.

Affiant Signature – Joshua A. Terry

5/23/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/23/23.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON