This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20883-DJ

Karen Johnson Davidson County
Batch# 1007879 DEEDWARR
05/25/2023 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,361.56
20230525-0039599

KIM PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $367,990.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of May, 2023.

Notary Public
My Commission Expires: 1-19-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Braden Kurtis Odom and Mylee Brooke Odom 413 Scott's Creek Trail Hermitage TN 37076	Southern Bank of Tennessee 675 N. Mt Juliet Rd. Mt. Juliet TN 37122	075-12-0A-117-00

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, **Jacqueline B. Moye, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Braden Kurtis Odom and Mylee Brooke Odom, husband and wife**, 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. 83, Section Three, Phase I, Greer Meadows at Cedar Creek, Residential P.U.D., according to survey and plat of same appearing of record in Instrument No. 20010920-0101748, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Jacqueline B. Moye by Warranty Deed from David S. Luecke and Laurie J. Luecke, husband and wife, dated January 27, 2006, recorded February 7, 2006, of record in Instrument No. 20060207-0015214, Register's Office for Davidson County, Tennessee.

This property is not the primary residence of the Grantor nor her spouse nor any dependent.

This is improved property located at: **413 Scott's Creek Trail, 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 23rd day of May, 2023.

GRANTOR:

Jacqueline B. Moye

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jacqueline B. Moye, 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 23rd day of May, 2023.

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: 5-9-2026

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 May 23rd 2023.

Affiant Signature – Joshua A. Terry

5/25/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/25/2023.

Notary Public

My Commission Expires: 9/28/26

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