Karen Johnson Davidson County
Batch# 1010428 DEEDWARR
06/02/2023 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20230602-0041711

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 6-1305-KS

**STATE OF TENNESSEE**
**COUNTY OF DICKSON**

**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.**

Ashley Kriz
**Affiant**

**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2023.**

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**Notary Public**

**MY COMMISSION EXPIRES:** 11-6-2024

**(AFFIX SEAL)**

**PREPARED BY & RETURN TO:**
**Realty Title & Escrow Company, Inc.**
**1904 Highway 46 South, Suite 2**
**Dickson, TN 37055**

**17-NSH23-05876**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Ashley Kriz<br>3311 Harpeth Springs Drive<br>Nashville, TN 37221 | Ashley Kriz<br>3311 Harpeth Springs Drive<br>Nashville, TN 37221 | 141 06 0D 094.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hanna L. Grimes, formerly known as Hanna L. Bacon, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ashley Kriz, a single woman**, hereinafter called the Grantees, their successors 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 Unit No. 94 on the Plan of Riverbridge Community, a Planned Unit Development of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description. (Said Instrument number was stated erroneously in the prior deed. See Scrivener's Affidavit of record in Instrument No. 20230524-0039031.)

Being the same property conveyed to Hanna L. Bacon by Warranty Deed from Steven A. Desoto and wife, Stacy Desoto, dated July 31, 2014 and recorded on August 4, 2014, as Instrument No. 20140804-0069839, Register's Office for Davidson County, Tennessee.

Noah Grimes, husband of Grantor, joins in the execution of this instrument to convey any marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3311 Harpeth Springs Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 26th day of May, 2023

Hanna Bacon Grimes, formerly known as Hanna L. Bacon

Noah Grimes

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Hanna Bacon Grimes and Noah Grimes, 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 within instrument for the purposes therein contained.

Witness my hand and seal at Dickson, Tennessee, this 26th day of May, 2023.

Notary Public

My Commission Expires: 9-23-26

LINDSEY J. CHAVEZ
STATE OF TENNESSEE NOTARY PUBLIC
HUMPHREYS CO. TENNESSEE

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 5-26-23

Kathy Smith
Affiant Signature

5-26-2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this May 26, 2023.

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

