Karen Johnson Davidson County
Batch# 1011717 DEEDWARR
06/06/2023 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20230606-0042822

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-1436-SL

STATE OF TENNESSEE
COUNTY OF Williamson

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Affiant

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

Notary Public
My Commission Expires: 6/25/25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Autumn L. Fields 2028 Lombardia Lane Madison, TN 37115	Movement Mortgage, LLC 8024 Calvin Hall Road Fort Mill, SC 29707	043 14 0B 038.00

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, **Mariah T. Harmon, FKA Mariah T. Deans and Demarkcus Harmon, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Autumn L. Fields, an unmarried 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:

Being Lot 38, Lanier Park, Section One, as shown on plat of record in Instrument No. 20021022-0129511, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mariah T. Deans and Demarkcus Harmon, wife and husband, as joint tenants by Warranty Deed from Toccara A. Cunningham, married and Kevin Cunningham, married, as tenants in common with full right of survivorship of record as Instrument No. 20170530-0053084 in the Register's Office for Davidson County, Tennessee, dated May 25, 2017 and recorded on May 30, 2017.

This is ☒ improved or ☐ unimproved property located at: **2028 Lombardia Lane, Madison, TN 37115**

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 June, 2023

.

GRANTOR:

Mariah T. Harmon FKA Mariah T. Deans

Mariah T. Harmon, FKA Mariah T. Deans

Demarkcus Harmon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mariah T. Harmon and Demarkcus Harmon, 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 June, 2023.

SPENCER LAMBERT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission expires: 11-6-24

- 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 06/05/23 (date of document).

Emma Howard

Affiant Signature

Date: 06/05/23

State of Tennessee

County of Davidson

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

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

