This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-1574-KS

Karen Johnson Davidson County
Batch# 1019370 DEEDWARR
06/27/2023 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20230627-0048730

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Sara Bell
Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 20th day of June, 2023.

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Devin Bell and Sara Bell 932 Neuhoff Lane Nashville, TN 37205	New Owner	129-11-0-055.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Matthew Hartman and wife, Carol Hartman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Devin Bell and Sara Bell, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Certain real estate in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 186 on the plan of Section I Warner Park valley of record in Book 3600, pages 12, 13 and 14, Register's office for said County.

Said Lot No. 186 fronts 95.7 feet on the east side of Neuhoff Lane and runs back 152.44 feet on the north line and 150 feet on the south line to a dead line in the rear measuring 106.74 feet thereon.

Being the same property conveyed to Matthew Hartman and wife, Carol Hartman by Installment Deed from Jewel E. Fishburn of record as Instrument No. 0073878, Book 9713 Page 676 in the Register's Office for Davidson County, Tennessee, dated June 26, 1995 and recorded on June 27, 1995.

This is improved property located at: **932 Neuhoff Lane, Nashville, TN 37205.**

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 20th day of June, 2023.

GRANTOR:

Matthew Hartman

Carol Hartman

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Matthew Hartman and Carol Hartman, the within named bargainors, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of June, 2023.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202306270048730

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 6-20-23

Kathy Smith
Affiant Signature

6-20-2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this June 20, 2023

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

