THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P23-13992-BW	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $396,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF June 2023 Notary Public MY COMMISSION EXPIRES: 3/3/26 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1020083 DEEDWARR
06/28/2023 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,465.20
20230628-0049306

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Robert Beard and Hannah Catherine Holliday	Primis Mortgage	
1117 Thorncrest Rd	1001 Military Cutoff Rd	161-06-0A-002.00-CO
Nashville, TN 37211	Wilmington NC 28405	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Amy Davenport, fka Amy Momsen, and Adam Davenport, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Robert Beard, unmarried and Hannah Catherine Holliday, unmarried, as joint tenants with right of survivorship**

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:

Land in Davidson County, Tennessee, being Unit No. 2 of Oakhill Townhomes, Phase 1, as shown on Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes of record in Instrument No. 20070614-0071397 and Supplemental Declaration in Instrument No. 20080325-0030014 and Instrument No. 20080709-0070601, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Amy Momsen, An Unmarried Woman and Adam Davenport, An Unmarried Man, Joint Tenants with right of survivorship by Warranty deed from C & C Residential Properties, Inc. of record in Instrument No. 20190426-0038373 Register's Office for Davidson County, Tennessee, dated April 25, 2019 and recorded on April 26, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 1117 Thorncrest Rd, Nashville, TN 37211

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. 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 our hands this the 27 day of June, 2023.

Amy Davenport
Amy Davenport

Adam Davenport
Adam Davenport

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amy Davenport, fka Amy Momsen,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of June, 2023.

My Commission expires: 5/31/2025

Richard A. Maier
Notary Public

RICHARD A MAIER JR
Official Seal
Notary Public - State of Illinois
My Commission Expires May 31, 2025

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Adam Davenport,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of June, 2023.

My Commission expires: 5/31/2025

Richard A. Maier
Notary Public

RICHARD A MAIER JR
Official Seal
Notary Public - State of Illinois
My Commission Expires May 31, 2025

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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** 6-27-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 6-28-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th **day of** June **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

