This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-1692-LV

Karen Johnson Davidson County
Batch# 1029466 DEEDWARR
07/21/2023 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,146.63
20230721-0056447

STATE OF TENNESSEE
COUNTY OF Davidson

ALAN M. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $309,900.00.

Affiant

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

Notary Public
My Commission Expires: 05-09-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Amy Denise Simmons 532 Pippin Dr. Antioch, TN 37013	New owners	163 02 0B 060.00

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, **Alexis J. Pond, unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Amy Denise Simmons, single**, 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:

Unit 101, First Amendment, Berkeley Hall, Phase Five - Section One of Hickory Highlands P.U.D., as shown on plat of record in Instrument No. 20050706-0077601, as corrected by Surveyor's Certificates of Correction of record in Instrument No. 20050725-0086047 and 20050725-0086048 and by Ratification, Dedication and Adoption of Plat of record in Instrument No. 20050923-0114416, 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 Alexis J. Pond, unmarried woman by Warranty Deed from Sharon Lynn Hawkins, an unmarried woman and Whitney Graham, an unmarried man of record as Instrument No. 20190923-0096520 in the Register's Office for Davidson County, Tennessee, dated September 20, 2019 and recorded on September 23, 2019.

This is improved property located at: **532 Pippin Drive, Antioch, TN 37013.**

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 July, 2023.

GRANTOR:

alexis J. Pond

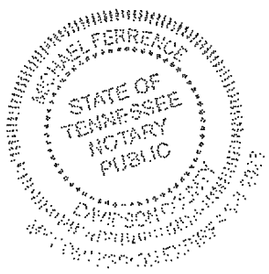
Alexis J. Pond

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alexis J. Pond, 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 she executed the foregoing instrument for the purposes therein contained.

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

Notary Public
My Commission expires: _____



202307210056447

Certificate of Authenticity

I, Holly A Mason, 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 7/20/23.

Holly A

Affiant Signature

7/20/23

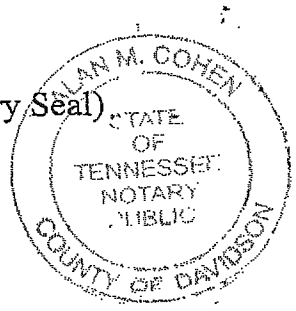
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 20 day of July, 2023.

Notary's Signature

(Notary Seal)



My Commission Expires: 05-09-26