Karen Johnson Davidson County
Batch# 1034728 DEEDWARR
08/04/2023 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20230804-0060566

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-1703-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $575,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of August, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Notary Public
My Commission Expires: 11-6-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brynn Suzanne Maxwell and Wyatt Thomas Maxwell 414 Fieldcrest Drive Nashville, TN 37211	F&M Bank 110 Westwood Place Brentwood, TN 37027	146 08 0 123.00

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, I, **Patricia A. McDonald, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Brynn Suzanne Maxwell and Wyatt Thomas Maxwell, wife and husband**, 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 Lot No. 316 on the Plan of Section Five, Crieve Hall Estates, of record in Book 2133, Page 91, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Maurice M. McDonald, Jr. et ux Patricia A. McDonald, by Warranty Deed from Jerry Baker et ux Sandra Baker, of record in Book 4962, Page 704, in the Register's Office of Davidson County, Tennessee, dated October 17, 1975 and recorded on October 20, 1975. The said Maurice M. McDonald, Jr. died on June 25, 2007, leaving Patricia A. McDonald as surviving tenant by the entirety.

This is improved property located at: **414 Fieldcrest Drive, Nashville, TN 37211**

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 2nd day of August, 2023.

GRANTOR:

Patricia A. McDonald

STATE OF CALIFORNIA
COUNTY OF Yolo

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Patricia A. McDonald, the within named bargainor, 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 2nd day of August, 2023.

Notary Public
My Commission expires: Jul 5, 2025

A. E. EZELL
Notary Public - California
Sacramento County
Commission # 2364203
My Comm. Expires Jul 5, 2025

A. E. EZELL
Notary Public - California
Sacramento County
Commission # 2364203
My Comm. Expires Jul 5, 2025

202308040060566

Certificate of Authenticity

I, Tori Cole, 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 August 2, 2023

Affiant Signature

Date: 8/4/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this August 4, 2023

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

