This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-1717-KS

Karen Johnson Davidson County
Batch# 1038250 DEEDWARR
08/15/2023 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20230815-0063311

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of August, 2023.

Notary Public
My Commission Expires:

GREGG W. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Matthew Reid and Elizabeth Reid 135 Scenic View Road Nashville, TN 37138	Churchill Mortgage 1749 Mallory Lane #100 Brentwood TN 37027	044-05-0-006.00

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, **Nicole A. Cruz and Hector M. Cruz, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **and Elizabeth J. Reid and Matthew B. Reid, 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 the northwesterly part of Lot No. 67 of Scenic View Subdivision, not of record, also being Lot "L" on a resubdivision of said Lot No. 67, to which a more particular description is as follows: Beginning at a point in the northwesterly margin of Scenic View Drive, North 46 degrees 29 minutes West 72.3 feet to a point; thence North 44 degrees 46 minutes East 156.5 feet to a point; thence North 11 degrees 18 minutes East 20.02 feet to a point; thence South 46 degrees 29 minutes East 82.1 feet to a point; thence 172.14 feet to the point of beginning according to a survey by John Kohl dated March 24, 1987.

Being the same property conveyed to Nicole A. Cruz and Hector M. Cruz, wife and husband by Warranty Deed from Roberth Lamer and Yailyn Mata, husband and wife of record as Instrument No. (book) 7379 / (page) 201 20190329-0028751 in the Register's Office for Davidson County, Tennessee, dated March 26, 2019 and recorded on March 29, 2019.

This is improved property located at: **135 Scenic View Road, Nashville, TN 37138**

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 10th day of August, 2023.

GRANTOR:

Nicole A. Cruz**

Hector M. Cruz

**Nicole A Cruz being one in the same as Nicole Cruz

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nicole A. Cruz and Hector M. Cruz, 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 10th day of August, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 8/10/23.

Date

Celia Stewart-Rouse

Affiant Signature

8/10/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 10th day of August, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY