Karen Johnson Davidson County
Batch# 1047605 DEEDWARR
09/08/2023 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20230908-0070520

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-1845-KS

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $395,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of September, 2023.

Notary Public
My Commission Expires: My Commission Expires January 28, 2026

KATHERINE B SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Eli Quinton Hainsworth and Jason Q. Hainsworth<br>918 Coronation Drive<br>Nashville, TN 37013 | Lending Hand Mortgage LLC<br>510 Lentz Drive<br>Madison, TN 37115 | 173 09 0A 817.00 |

## 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, **Natalie Simmons, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Eli Quinton Hainsworth, a single man, and Jason Q. Hainsworth, a married man, as joint tenants**, 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. 619 as shown on the Plan of Second Revision to Lots 618 through 624 and 777, Phase Eight, Lenox Village, of record in Instrument No. 20080508-0047738 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to Natalie Simmons, an unmarried woman, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20100927-0076806, in the Register's Office of Davidson County, Tennessee, dated September 24, 2010 and recorded on September 27, 2010.

This is improved property located at: **2643 Avery Park 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 1st day of September, 2023.

GRANTOR:

Natalie Simmons

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Natalie Lynn Simmons, 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 1st day of September, 2023.

Notary Public
My Commission expires: 11-5-2025

J WALKER LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 5, 2025



202309080070520

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 9-1-23.

Kathy Smith
Affiant Signature

9-1-2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9-1-2023.

Notary's Signature

My Commission Expires: 1-6-2024

Notary's Seal

