This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-2757-TC

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $480,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of March, 2024.

Notary Public
My Commission Expires: 7/9/24

Karen Johnson Davidson County
Batch# 1110429 DEEDWARR
03/12/2024 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20240312-0017242

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Matthew Roland Small and Jennifer Ann Small, Trustees of Small Family Trust dated March 10, 2017 18222 Labrador Street Los Angeles, CA 91325	New Owner	086 04 0B 112.00

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, **Pamela Ann Redden and Donald B. Redden, wife and husband,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Matthew Roland Small and Jennifer Ann Small, Trustees of Small Family Trust dated March 10, 2017,** 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. 83, on the Plan of SUNSET OAKS, SECTION FOUR of record in Plat Book 9700, Page 569, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Pamela Ann Redden and Donald B. Redden, wife and husband, by Warranty Deed from Debra B. Vicknair, unmarried, of record in Instrument No. 20180917-0092051, in the Register's Office of Davidson County, Tennessee, dated September 10, 2018, and recorded on September 17, 2018.

This is improved property located at: **941 Wonderland Pass, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2024 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 11th day of March, 2024.

GRANTOR:

Donald B. Redden

Pamela Ann Redden

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Donald B. Redden and Pamela Ann Redden, 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 11th day of March, 2024.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

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 March 11, 2024.

Tori Cole

Affiant Signature

Date: 3/12/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this March 12, 2024.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

