This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-2912-TC

Karen Johnson Davidson County
Batch# 1113980 DEEDWARR
03/22/2024 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20240322-0020003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $625,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of March, 2024.

Notary Public
My Commission Expires: 5.7.2024

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5.7.2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Connor C. Burt and Sidney Sherrill 1606 17th Avenue North Nashville, TN 37208	LoanDepot.com, LLC 6561 Irvine Center Drive Irvine, CA 92618	081 11 0 282.00

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, **Zach Hood and Lauren Higby Hood, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sidney Sherrill and Connor C. Burt, 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. The Northerly 1/2 of Lot 376 on the Plan of DT McGavock and others Addition of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Zach Hood and Lauren Higby Hood, husband and wife, as tenants by the entirety with right of survivorship, by Quitclaim Deed from Zach Hood and Lauren Higby Hood, formerly known as Lauren Higby, now husband and wife, of record in Instrument No. 20220120-0007774, in the Register's Office of Davidson County, Tennessee, dated December 23, 2021, and recorded on January 20, 2022.

Being the same property conveyed to Zach Hood, an Unmarried Man Lauren Higby, an Unmarried Woman, by Warranty Deed from 17th Ave North Development, LLC, of record in Instrument No. 20200609-0059133, in the Register's Office of Davidson County, Tennessee, dated June 05, 2020, and recorded on June 09, 2020.

This is improved property located at: **1606 17th Avenue North, Nashville, TN 37208**

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 21st day of March, 2024.

GRANTOR:

Zach Hood

Lauren Higby Hood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Zach Hood and Lauren Higby Hood, 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 21st day of March, 2024.

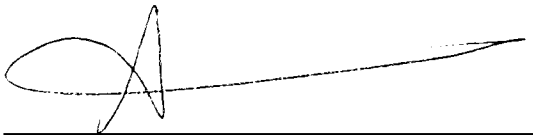
CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202403220020003

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, 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 3-22-2024.



Affiant Signature

3-22-2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3-22-2024.

Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal