This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-3636-MC

Karen Johnson Davidson County
Batch# 1156619 DEEDWARR
07/11/2024 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240711-0052043

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 2nd day of July, 2024.

Notary Public
My Commission Expires: 9/7/2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Richmond Pierce and Keosha Pelt 7850 Kemberton Drive West Nolensville, TN 37135	NEW OWNERS 7850 KEMBERTON DR. W NOLENSVILLE, TN 37135	186 04 0B 026.00

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Sandra D. Clifford, an unmarried woman,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Richmond Pierce, and Keosha Pelt, Husband and Wife,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Located in Davidson County, Tennessee and more particularly described as follows: Unit No. 26 on the Final Plat of BURKITT PLACE, PHASE 2C, a Cluster Lot Subdivision, BURKITT PLACE PUD BOUNDARY PLAT of record in Instrument No. 20070125-0010028 and further described and created as to each individual Unit in the Declaration of Protective Covenants, Conditions and Restrictions for The Village of Burkitt Place, a Horizontal Property Regime with Private Elements, a PUD, as of record in Instrument No. 20070207-0016043, as amended in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sandra D. Clifford, an unmarried woman, by Warranty Deed from Theresa A. Randow, unmarried, of record in Instrument No. 20191010-0103724, in the Register's Office of Davidson County, Tennessee, dated October 09, 2019, and recorded on October 10, 2019.

This is ☒ improved or ☐ unimproved property located at: **7850 Kemberton Drive West, Nolensville, TN 37135**

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 2nd day of July, 2024

GRANTOR:

Sandra D. Clifford

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Sandra D. Clifford,** 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 2nd day of July, 2024.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202407110052043

Certificate of Authenticity

I, Holly A. Mason, 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 July 2 2024.

Affiant Signature

7/2/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of March, 2024.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026