Karen Johnson Davidson County
Batch # 1156731 DEEDWARR
07/11/2024 02:54:38 PM 2 pgs
Fees: $13.00 Taxes: $1,439.30
20240711-0052214

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-3634-LB

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $389,000.00.

Timothy L Gerrard Jr
Affiant

Subscribed and sworn to before me, this the 8th day of July, 2024.

Notary Public
My Commission Expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Timothy L. Gerrard, Jr and Karen Renee Gerrard 733 Albany Drive Hermitage, TN 37076	Regions Bank 2050 Parkway Office Circle Mail Code: ALBH40602B Birmingham, AL 35244	075 08 0 223.00

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 **Annie Elizabeth Adams and Floyd Cory Adams, wife and husband,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Timothy L. Gerrard, Jr and Karen Renee Gerrard, unmarried persons as joint tenants with right of survivorship,** 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:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of HUNTERS HILL, SECTION I, of record in Plat Book 5800, Page 350, 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 Annie Elizabeth Adams and Floyd Cory Adams, wife and husband, by Warranty Deed from Patrick L. Cochran and wife, Kendra L. Cochran, of record in Instrument No. 20190402-0029792, in the Register's Office of Davidson County, Tennessee, dated March 28, 2019 and recorded on April 02, 2019.

This is improved property located at: **733 Albany Drive, 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 8th day of July, 2024.

GRANTORS:

Annie Elizabeth Adams 7/5/24

Annie Elizabeth Adams

Floyd Cory Adams 7/5/24

Floyd Cory Adams

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Annie Elizabeth Adams and Floyd Cory Adams, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~8th~~ 5th day of July, 2024.

JM

Notary Public
My Commission expires: 11-10-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY