Karen Johnson Davidson County
Batch# 1162896 DEEDWARR
07/26/2024 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20240726-0056763

This instrument prepared by:
Momentum Title, LLC
2421 Highway 41 A Bypass, Suite #100
Clarksville, TN 37043
File Number: 10-3758-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of July, 2024.

Notary Public
My Commission Expires: 11-6-2024

M MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Leona G. Morby 8 Fawn Creek Pass Nashville, TN 37214	CMG Mortgage, Inc. dba CMG Home Loans 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583	122 01 0A 229.00

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Jacob E. Petty, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Leona G. Morby, unmarried,** hereinafter called the Grantee, her 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 Unit Number 4 on the Plan of WOODLAND POINT, PHASE III, A PRIVATE ELEMENT HORIZONTAL PROPERTY, REGIME (being the TOWNHOME AREA WOODLAND POINT), located on Fawn Creek Pass, Nashville, Davidson County, Tennessee, and described in a declaration of Covenants, Conditions and Restrictions for WOODLAND POINT TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, PHASE THREE, of record in Instrument Number 20001011-0101044 (per plan included as Exhibit "C") and of record in Boundary Plat of record in Instrument Number 20000713-0069314, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jacob E. Petty, unmarried, by Warranty Deed from Nancy Nall, unmarried, of record in Instrument No. 20190521-0047628, in the Register's Office of Davidson County, Tennessee, dated May 16, 2019 and recorded on May 21, 2019.

This is improved property located at: **8 Fawn Creek Pass, Nashville, TN 37214**

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 26th day of July, 2024.

GRANTOR:

Jacob E. Petty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jacob E. Petty, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of July, 2024.

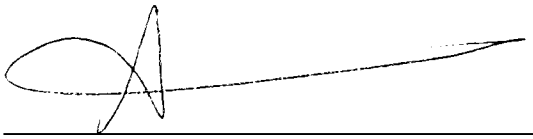
JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202407260056763

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 **July 26, 2024**.



Affiant Signature — **07/26/2024** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **July 26, 2024**.

Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal