This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-4020-SL

STATE OF TENNESSEE
COUNTY OF Montgomery

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

Affiant

Subscribed and sworn to before me, this the 16th day of August, 2024.

Notary Public
My Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1173021 DEEDWARR
08/21/2024 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240821-0064348

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Megan Culbreth and Madison Prince 1446 White Dutch Lane Antioch, TN 37013	New Owner	182-15-0C-001.00-CO

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, **Josue Muraira**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Megan Culbreth and Madison Prince, 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 Unit 12 of the Townhomes of Clover Glen, Phase 1A Lot 22, a Planned Unit Development, as shown on Exhibit "A" of the Declaration Of Covenants, Conditions and Restrictions for the Townhomes Of Clover Glen, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20100813-0079686, and Corrected by Scrivener's Affidavits of record in Instrument No, 20180823-0083703, Instrument No. 20190130-0008905, and Instrument No. 20190522-0048424, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Townhomes of Clover Glen, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "A" to said Declaration appearing in Instrument Number 20180813-0079686, and Corrected by Scrivener's Affidavits of record in Instrument No. 20180823-0083703, Instrument No. 20190130-0008905, and Instrument No. 20190522-0048424, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Josue Muraira by Warranty Deed from KVR Homes LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190705-0065522 Register's Office for Davidson County, Tennessee, dated July 02, 2019 and recorded on July 05, 2019 and Affidavit of Scrivener's Error recorded on April 2, 2024 of record in Instrument No. 20240402-0022663.

This is improved property located at: **1446 White Dutch Lane, Antioch, TN 37013.**

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 16th day of August, 2024.

GRANTOR:

Josue Muraira

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Josue Muraira, 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 16th day of August, 2024.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 8/16/2024.

Affiant Signature – Joshua A. Terry

8/20/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/20/2024

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27