This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 16-4279-SL

Karen Johnson Davidson County
Batch# 1189809 DEEDWARR
10/04/2024 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20241004-0077072

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $470,000.00.

Morgan Massey
Affiant

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

LAUREN MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

Lauren Myers
Notary Public
My Commission Expires: February 23, 2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Aaron Walchli 905 Latting Drive Nashville, TN 37076	**SAME**	076 01 0D 087.00

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, we, **Angelo J. Dovas and Lindsay Dana Dovas F/K/A Clutter, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Aaron Walchli, unmarried man**, hereinafter called the Grantee(s), his 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 all of Lot No. 87, on the plan of Final Plat, HERITAGE HILLS, PHASE 3, Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20171004-0102057, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Angelo J. Dovas and Lindsay Dana Clutter, husband and wife, by Warranty Deed from Scott C. Shriver, a married man, of record in Instrument No. 20220503-0051307, in the Register's Office of Davidson County, Tennessee, dated April 26, 2022, and recorded on May 03, 2022.

This is improved property located at: 905 Latting Drive, Nashville, 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 ~~2nd~~ 30th day of ~~October~~ September 2024.

GRANTOR:

Angelo J. Dovas

Lindsay Dana Dovas

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Angelo J. Dovas and Lindsay Dana Dovas, 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 ~~2nd~~ 30th day of ~~October~~ September, 2024.

JM

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-6-2024

Notary Public
My Commission expires: 11-6-2024

202410040077072

Tennessee Certification of Electronic Document

I, Morgan Massey , 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 09/30/2024 (date of document).

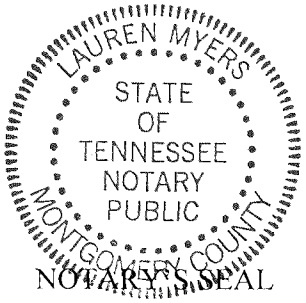
Morgan Massey
Affiant Signature

10/03/2024
Date

State of **TENNESSEE**

County of **MONTGOMERY**

Sworn to and subscribed before me this 3 day of October, 2024.



NOTARY'S SEAL

Lauren Myers
Notary's Signature

MY COMMISSION EXPIRES: 02/23/2025