This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-4507-TM

Karen Johnson Davidson County
Batch# 1200459 DEEDWARR
11/01/2024 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20241101-0085102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $575,000.00.

Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 1st day of November, 2024.

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Johannah B. Williams 7461 River Bend Circle Nashville, TN 37221	Old National Bank PO Box 918 Evansville, IN 47706	141 12 0C 047.00

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, we, **Sheila Altenbernd and Tracy Liley, both unmarried, as tenants in common with right of survivorship**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Johannah B. Williams, single woman**, 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 Lot No. 47 on the Plan of RIVER BEND, A PLANNED UNIT DEVELOPMENT, of record in Plat Book 6900, Pages 504 and 505, amended by Surveyor's Certificate of Correction in Book 7465, Page 833, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sheila Altenbernd and Tracy Liley, both unmarried, as tenants in common with right of survivorship, by Warranty Deed from Lianhong Tang and wife, Ying Jin, of record in Instrument No. 20131024-0110756, in the Register's Office of Davidson County, Tennessee, dated October 15, 2013 and recorded on October 24, 2013.

This is improved property located at: **7461 River Bend Circle, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year **2025**, and thereafter, a lien not yet due and payable. The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying her prorated share thereof to the Grantor 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 1st day of November, 2024.

GRANTOR:

Sheila Altenbernd

Tracy Liley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and seal at office this 1st day of November, 2024.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

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 November 1, 2024.

Affiant Signature

11/01/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this November 1, 2024.

Notary's Signature
My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY