WARRANTY DEED

Karen Johnson Davidson County
Batch# 1213570 DEEDWARR
12/09/2024 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20241209-0095569

File #24-PA-0324-P

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $860,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF December, 2024.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Santos Akomaning	**Mortgage Investors Group**	
(NAME)	(NAME)	**087 10 0A 032.00**
324 Bournemouth Lane	**8320 East Walker Springs Lane**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

NORBERT V. BRUMBERGS AND DONNA BRUMBERGS, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

WILLIAM SANTOS AKOMANING, AN UNMARRIED PERSON,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 132, on the Plan of AARONS CRESS, PHASE 1B, A CLUSTER LOT DEVELOPMENT, of record in Instrument No. 20070910-0108427, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Norbert V. Brumbergs and Donna Brumbergs, husband and wife, by Warranty Deed from The Lux Development Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20150908-0091067, in the Register's Office of Davidson County, Tennessee, dated September 01, 2015, and recorded on September 08, 2015.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AARONS CRESS, PHASE 1B, A CLUSTER LOT DEVELOPMENT, as recorded in Instrument No. 20070910-0108427.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060131-0012116 as amended in Instrument No. 20130123-0007564; Instrument No. 20201014-0119460; Instrument No. 20201106-0130406; Annexation recorded in Instrument No. 20201014-0119461; Instrument No. 20201014-0119462 and Instrument No. 20201014-0119463.

*Easement for Sanitary Sewer and Appurtenances, recorded in Instrument No. 20091207-0111769.

*Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060517-0058051.

*Declaration of Sign Monument Easement Agreement with Covenants and Restrictions recorded in Instrument No. 20070514-0057523.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 324 Bournemouth Lane, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 6th day of December, 2024.

Norbert V. Brumbergs

Donna Brumbergs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of December, 2024, before me personally appeared Norbert V. Brumbergs, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of December, 2024.

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

On this 6th day of December, 2024, before me personally appeared Donna Brumbergs, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of December, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

True Copy Certification

I, **Pam Autry,** 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 this the 6 day of December, 2024.

Affiant Signature

Date 12/6/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6 day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

