Karen Johnson Davidson County
Batch# 1223305 DEEDWARR
01/06/2025 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250106-0000950

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-4834-TM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this the 2nd day of January, 2025.

Notary Public
My Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Indro De Bock and Katherine Smith 2507 Coopre Lane Nashville, TN 37216	New Owner	073 09 0 027.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Wendy J. Felts, a single woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Indro De Bock and Katherine Smith, husband and wife** (individually and/or collectively, "Grantee"), 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. 32, GIBSON HEIGHTS Subdivision, as shown on plat of record in Plat Book 1835, Page 133, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Wendy J. Felts and Richard A. Felts, Wife and Husband, by Quit Claim Deed from Ashley E. Felts, Single Person and Wendy J. Felts and Richard A. Felts, Wife and Husband, of record in Instrument No. 20170831-0089843, in the Register's Office of Davidson County, Tennessee, dated August 28, 2017, and recorded on August 31, 2017. Richard A. Felts having since died April 26, 2024 leaving Wendy J. Felts as surviving tenant by the entirety.

Being the same property conveyed to Ashley E. Felts, Single Person and Wendy J. Felts and Richard A. Felts, wife and husband, by Warranty Deed from Rodney Louis O'Mara and Sharon O'Mara Goodwin, as devisees of the Last Will and Testament of William Thomas O'Mara, of record in Instrument No. 20080926-0098055, in the Register's Office of Davidson County, Tennessee, dated September 24, 2008, and recorded on September 26, 2008.

This is improved property located at: **2507 Cooper Lane, Nashville, TN 37216**

This conveyance is made subject to 1) property taxes for the year 2025 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 the 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 Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, 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 day of January, 2025.

GRANTOR:

Wendy J. Felts

Wendy J. Felts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Wendy J. Felts, 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of January, 2025.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202501060000950

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 1/2/25.

Affiant Signature – Joshua A. Terry

1/6/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/6/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27