This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-4337-TM

Karen Johnson Davidson County
Batch# 1224590 DEEDWARR
01/08/2025 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20250108-0001592

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Courtney Sweet
Affiant

Subscribed and sworn to before me, this the 7th day of January, 2025.

Notary Public
My Commission Expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Courtney Sweet 123 Westerly Drive Nashville, TN 37221	SWBC Mortgage Corporation 9311 San Pedro Ave, Suite 100 San Antonio, TX 78216	142 07 0A 123.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Trevor Crowder Hobson, f/k/a Trevor Lanese Crowder, a married woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Courtney Patricia Sweet, unmarried woman** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 123 of Willow Pointe, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit A to the Master Deed of record in Book 6772, Page 257, as amended in Book 8867, Page 283 and Instrument No. 20120911-0082239, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Trevor Lanese Crowder, by Warranty Deed from Catherine J. Lasater, unmarried, of record in Instrument No. 20010531-0056585, in the Register's Office of Davidson County, Tennessee, dated May 29, 2001 and recorded on May 31, 2001.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest.

This is improved property located at: **123 Westerly Drive, Nashville, TN 37221**

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 7th day of January, 2025.

GRANTOR:

Trevor Crowder Hobson

Trevor Crowder Hobson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Trevor Crowder Hobson, 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 7th day of January, 2025.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

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 **January 7, 2025** .

Affiant Signature

01/08/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **January 8, 2025** .

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

