This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-4908-SL

Karen Johnson Davidson County
Batch# 1227973 DEEDWARR
01/17/2025 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20250117-0004050

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of January, 2025.

Notary Public
My Commission Expires: 3.3.2025

COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
MEAGHORIE WHITE

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Valencia Sanders 5170 Hickory Hollow Parkway 269 Antioch, TN 37013	New owner	163-05-0B-067.00-CO

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Jawaan Lawrence, a single man (individually and/or collectively, "Grantor"), transfer and convey unto Valencia Sanders, an 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:

Being Lot No. 67 as shown on a plat entitled, "A Horizontal Property Regime" (Private Element), Phase II, Mill Park (formerly Hickory Hollow Townhomes), as shown by plat of record in Instrument Number 20000706-0066999, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jawaan Lawrence, Unmarried by Warranty Deed from Nodirkhon Sultonkhujaev, an Unmarried Man of record in Instrument No. 20180423-0038199 Register's Office for Davidson County, Tennessee, dated April 20, 2018 and recorded on April 23, 2018.

This is improved property located at: **5170 Hickory Hollow Parkway, 269, Antioch, TN 37013**

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 14th day of January, 2025.

GRANTOR:

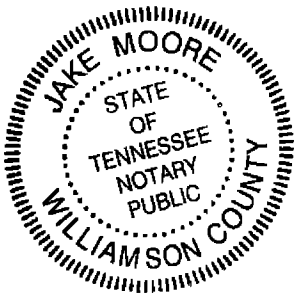
Jawaan Lawrence

STATE OF TENNESSEE,
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jawaan Lawrence, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of January, 2025.

Notary Public
My Commission expires: 9-11-26



Certificate of Authenticity

I, Holly Mason, 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 1/14/25.

Affiant Signature

1/14/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 day of January, 20 25

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-25