Karen Johnson
Batch # 1230080
01/24/2025 02 06 31 PM
Fees $13 00 Taxes $1,942 50

Davidson County
DEEDWARR
2 pgs

20250124-0005740

This instrument prepared by
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-5000-MC

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. B-1R-24-7065

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $525,000 00.

Affiant

Subscribed and sworn to before me, this the 21st day of January, 2025

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

Notary Public
My Commission Expires: 03-16-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joseph W Greathouse and Angelique R Greathouse 7065 Bridgeport Drive Nashville, TN 37221	Churchill Mortgage Corp. 1749 Mallory Lane #100 Brentwood, TN 37027	126 16 0A 234 00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Jacob Works and Dawn Angelique Howington, husband and wife** ("Grantor"), transfer and convey unto **Joseph W. Greathouse and Angelique R. Greathouse, husband and wife.** ("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 Number 413, on the Plan of Final Plat RIVERWALK, PHASE 2A, SECTION 1, of record in Plat Instrument No. 20031014-0151989, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jacob Works and Dawn Angelique Howington, husband and wife, by Warranty Deed from Steve Freeman and wife, Michelle Prater Freeman, of record in Instrument No. 20200901-0099109, in the Register's Office of Davidson County, Tennessee, dated August 31, 2020 and recorded on September 01, 2020.

This is ☒ improved or ☐ unimproved property located at: **7065 Bridgeport Drive, 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 2025 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 we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have 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, inclusive of 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 21st day of January, 2025.

GRANTOR:

Jacob Works

Dawn Angelique Howington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jacob Works and Dawn Angelique Howington,** the within named bargainor(s), 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 21st day of January, 2025.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028