This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-5101-KP

Karen Johnson Davidson County
Batch# 1232849 DEEDWARR
02/03/2025 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20250203-0007807

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $399,900.00.

Affiant
Subscribed and sworn to before me, this the 31st day of January, 2025.

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

Notary Public
My Commission Expires: 3/22/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Terence Morris and Alyssa Brandt 3005 Country Meadow Road Antioch, TN 37013	CMG Mortgage MS: 161 L 1795 International Way Idaho Falls, ID 83402	150 07 0 349.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Kimberly Skye McKenna, an unmarried woman (individually and/or collectively, "Grantor"), transfer and convey unto Alyssa Brandt, an unmarried woman, and Terence Morris, an unmarried man, (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. 230 on the Plan of "THE COUNTRY", SECTION SIX-A, of record in Plat Book 5200, Page 667, Register's Office for Davidson County, TN, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Kimberly Skye McKenna, an unmarried woman, by Quitclaim Deed from Kimberly Skye McKenna, aka Kimberly Malloy, an unmarried woman, of record in Instrument No. 20240529-0039854, in the Register's Office of Davidson County, Tennessee, dated May 24, 2024, and recorded on May 29, 2024.

Being the same property conveyed to Kimberly Malloy, unmarried, by Warranty Deed from Jerry W. Michael and Frances R. Michael, husband and wife, of record in Instrument No. 20220921-0104739, in the Register's Office of Davidson County, Tennessee, dated September 15, 2022, and recorded on September 21, 2022.

This is improved property located at: **3005 Country Meadow Road, 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 31st day of January, 2025.

GRANTOR:

Kimberly Skye McKenna

STATE OF TENNESSEE
COUNTY OF Rutherford

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

WITNESS my hand and seal at office this 31st day of January, 2025.

DEBORAH BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission expires: 3-2-27

Certificate of Authenticity

I, Amanda Maynor, 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

January 31, 2025.

Date

Affiant Signature

February 3, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **3** day of **February**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON