This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-5208-SL

Karen Johnson Davidson County
Batch# 1242655 DEEDWARR
03/03/2025 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20250303-0015826

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2025.

Notary Public
My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jada Victoria Cotton and Janae N. Cotton 360 Moira Circle Nolensville, TN 37135	United Community Bank, and appearing of record as Mortgage Electronic Registration Systems, Inc. PO Box 670 Blairsville, GA 30514	175 02 0G 073.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Ryan Wiuff, a married man, and Lisa A. Wiuff, a single woman (individually and/or collectively, "Grantor"), transfer and convey unto Jada Victoria Cotton, a single woman, and Janae N. Cotton, a single woman, as joint tenants with right of survivorship (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, within the corporate limits of the City of Antioch, being all of Unit No. 7505, on the plan of OLD HICKORY COMMONS, SECTION FIVE, A Planned Unit Development, according to plat and survey appearing of record in Instrument No. 20190502-0040940, and amended in Instrument No. 20190502-0040941, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Ryan Wiuff, a Single Man and Lisa A. Wiuff, a Single Woman, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20200710-0075103, in the Register's Office of Davidson County, Tennessee, dated June 29, 2020, and recorded on July 10, 2020. This above described property was not the marital residence of Ryan Wiuff.

This is improved property located at: **5019 Upper Park Place, Nashville, 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 28th day of February, 2025.

GRANTOR:

Ryan Wiuff

Lisa A. Wiuff

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ryan Wiuff and Lisa A. Wiuff, 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 28th day of February, 2025.

Notary Public
My Commission expires: 3-2-27

DEBORAH BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Emma Howard, 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 2/28/2025 (date of document).

Affiant Signature

2/28/2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 28 day of Februrary, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL