Karen Johnson Davidson County
Batch# 1246368 DEEDWARR
03/14/2025 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,927.70
20250314-0019044

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-4886-SL

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF Jackson

The actual consideration or value, whichever is greater, for this transfer is $521,000.00.

Erica D. Hawkins
Affiant

Subscribed and sworn to before me, this the 9th day of January, 2025.

OFFICIAL SEAL
ERICA D. HAWKINS
Notary Public, State of Illinois
Commission No. 971543
My Commission Expires
May 12, 2027

Erica D. Hawkins
Notary Public
My Commission Expires: 5/12/27

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Aarti Kumar 354 Kara Lane Nolensville, TN 37135	Loandepot.com 6531 Irvine Center Dr. Irvine CA 92618	186-03-0A-135.00-CO

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Paul Bridges and Barbara Jean Bridges, husband and wife (individually and/or collectively, "Grantor"), transfer and convey unto Aarti Kumar, 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:

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Burkitt Commons, Phase 2 of record in Plat at Instrument No. 20181116-0112828, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul Bridges and Barbara Jean Bridges, husband and wife by Warranty Deed from Laura Marie JeanBaptiste and John James JeanBaptiste, wife and husband of record in Instrument No. 20220502-0050622 Register's Office for Davidson County, Tennessee, dated April 29, 2022 and recorded on May 2, 2022.

This is improved property located at: **354 Kara Lane, Nolensville, TN 37135**

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 9th day of January, 2025.

GRANTOR:

James Paul Bridges
Paul Bridges

Barbara Jean Bridges
Barbara Jean Bridges

STATE OF ~~TENNESSEE~~ OH Illinois
COUNTY OF Jackson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paul Bridges and Barbara Jean Bridges, 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 9th day of January, 2025.

OFFICIAL SEAL
ERICA D. HAWKINS
Notary Public, State of Illinois
Commission No. 971543
My Commission Expires
May 12, 2027

Erica D. Hawkins
Notary Public
My Commission expires: 5/12/27

Tennessee Certification of Electronic Document

I, James Cobb, 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 01/09/2025 (date of document).

Affiant Signature

01/09/2025

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 09 day of January, 2025.

Notary Signature

MY COMMISSION EXPIRES: 05/24/2028

NOTARY'S SEAL

