This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-5209-SL

Karen Johnson Davidson County
Batch# 1247758 DEEDWARR
03/19/2025 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,306.10
20250319-0019339

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $353,000.00.

Affiant

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

Notary Public
My Commission Expires: 03/02/2026

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sarah Kingsley 104 Sheffield Court Goodlettsville, TN 37072	SAME	026-06-0-097.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Paula M. Beard, an unmarried woman (individually and/or collectively, "Grantor"), transfer and convey unto Sarah Kingsley, 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. 278 on the Plan of Windsor Green, Phase II, Section II of record in Plat Book 6900, Page 549, 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 Paula M. Beard, an unmarried woman by Warranty Deed from Eva C. Chandler, a single woman of record in Instrument No. 20031021-0155623 Register's Office for Davidson County, Tennessee, dated October 17, 2003 and recorded on October 21, 2003.

This is improved property located at: **104 Sheffield Court, Goodlettsville, TN 37072**

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 13th day of March, 2025.

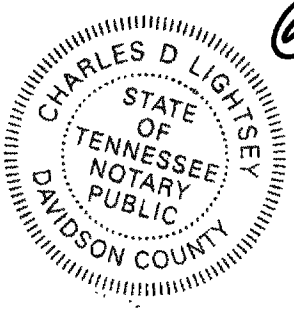
GRANTOR:

Paula M. Beard

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paula M. Beard, 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 13th day of March, 2025.



Notary Public
My Commission expires: 3/3/26

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 13, MARCH 2025.

Custodian's Signature — Date: 03/14/2025

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 14th day of MARCH 2025.

Notary Public

MY COMMISSION EXPIRES: 06.14.25

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY