This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-5647-MC

38571

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $328,000.00.

Affiant

Subscribed and sworn to before me this the 4th day of April, 2025.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

Karen Johnson Davidson County
Batch# 1256649 DEEDWARR
04/04/2025 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,213.60
20250404-0025870

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ruth Nickens 3365 Harpeth Springs Drive Nashville, TN 37221	New Owner	141 06 0D 135.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Jonathan Carrera, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **Ruth Nickens, 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 Unit No. 135, on the Plan of RIVERBRIDGE COMMUNITY, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of The Townhomes of Riverbridge, a horizontal property regime established by Declaration of record in Instrument No. 20030205-0016032, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jonathan Carrera, an unmarried man, by Warranty Deed from Marsha Williams, unmarried, of record in Instrument No. 20221011-0111227, in the Register's Office of Davidson County, Tennessee, dated October 03, 2022 and recorded on October 11, 2022.

This property is not a primary residence of the Grantors and as such is not subject to any home-stead, dower, or other marital interest.

This is ☒ improved or ☐ unimproved property located at: **3365 Harpeth Springs Drive, Nashville, TN 37221**

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 1st day of April, 2025.

GRANTOR:

Jonathan Carrera

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jonathan Carrera** 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of April, 2025.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11/08/2028

Tennessee Certification of Electronic Document

I, George Mudter, 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 4/4/2025 (date of document).

Affiant Signature

4/4/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2029

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027