Karen Johnson Davidson County
Batch# 1281508 DEEDWARR
06/04/2025 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20250604-0044025

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-6142-AJ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of May, 2025.

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Notary Public
My Commission Expires: _____

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Jeremiah Johnson and Gabriella Alvarez<br>1041 Jacksons Valley Road<br>Hermitage, TN 37076 | Same as New Owner | 086 07 0 049.00 |

## WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Richard T. Greenfield and Jan D. Greenfield, husband and wife (individually and/or collectively, "Grantor"), transfer and convey unto Jeremiah Johnson and Gabriella Alvarez, Husband and Wife (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. 33 on the Plan of JACKSON'S RETREAT, PHASE 1, SECTION 2, as of record in Plat Book 5200, Pages 334 and 335, and Revised in Book 5972, Page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 33, being a corner lot, fronts 55 feet on the Northerly margin of Jackson's Valley Road and fronts 74.07 feet on the Easterly margin of Retreat Court East, said frontages being joined by a curve measuring 39.27 feet the Easterly line of said Lot No. 33 extends back 115 feet and intersects the Northerly line which measures 65.44 feet thereon.

Being the same property conveyed to Richard T. Greenfield and wife Jan D. Greenfield, by Warranty Deed from Randall Phillips Builders, Inc., of record in Book 6071, Page 70, in the Register's Office of Davidson County, Tennessee, dated June 06, 1983 and recorded on June 07, 1983.

This is improved property located at: **1041 Jacksons Valley Road, Hermitage, TN 37076 aka 300 Retreat Court East, Hermitage, TN 37076**

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 29th day of May, 2025.

GRANTOR:

Richard T. Greenfield

Jan D. Greenfield

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard T. Greenfield and Jan D. Greenfield, 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 29th day of May, 2025.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

# CERTIFICATE OF AUTHENTICITY

I, Stephanie Woodall, 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 May 30, 2025.

Date

Stephanie Woodall

Affiant Signature

May 30, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of May, 2025.

Notary's Signature

My Commission Expires: 03-16-26

Date

Notary's Seal (if on paper)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY