Karen Johnson Davidson County
Batch# 1341509 DEEDWARR
11/03/2025 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20251103-0087256

This instrument prepared by:
Momentum Title, LLC
271 Robert Rose Drive
Murfreesboro, TN 37129
File Number: 3-7298-AJ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $505,000.00.

Affiant

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

Notary Public
My Commission Expires: 9/13/2028

LUTHER P. RAMSEY III
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Chandra Wilmot and Dane Collins, Jr 452 Harwell Drive Hermitage, TN 37076	Novus Home Mortgage 20225 Water Tower Blvd, Ste 400 Brookfield WI 53045	075 14 0 112.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Jessica N. Krizman and Audra R. Krizman, a married couple** (individually and/or collectively, "Grantor"), transfer and convey unto **Dane Collins, Jr., an unmarried person, and Chandra Wilmot, an unmarried woman,** as tenants in common with right of survivorship (individually and 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. 19 on the Plan of SECTION FOUR, HERMITAGE ESTATES, of record in Plat Book 3700, Page 148, 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 Jessica N. Krizman and Audra R. Wampler, by Warranty Deed from Thomas C. Gascon and Erica S. Gascon, Husband and Wife, of record in Instrument No. 20221117-0122257, in the Register's Office of Davidson County, Tennessee, dated November 14, 2022, and recorded on November 17, 2022. Audra R. Wampler is now married and is known as Audra R. Krizman.

This is improved property located at: **452 Harwell Drive, Hermitage, TN 37076.**

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor 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 we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have 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, inclusive of 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 October, 2025.

GRANTOR:

Jessica N. Krizman

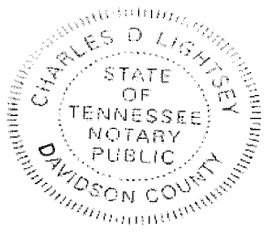
Audra R. Krizman

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jessica N. Krizman and Audra R. Krizman, 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 October, 2025.

Notary Public
My Commission expires: 3/3/26



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 28. 2025.

Affiant Signature

3rd day of November, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028