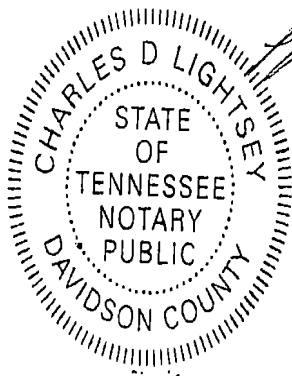


This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, Suite #130
Hendersonville, TN 37075
File Number: 9-2889-TC

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever
is greater, for this transfer is \$190,000.00.



Affiant

Subscribed and sworn to before me, this the 6th
day of March, 2024.

Notary Public

My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David Hutcheson 146 Garden Drive Lafayette, TN 37083	New Owner	0391 A 015.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Jeremy Barbour, a single man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **David Hutcheson, a single man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Macon County, State of Tennessee, described as follows, to wit:

Lying and being in the 1st Civil District of Macon County, Tennessee, and being Lot #15-A of the Maple Terrace Estates, a plat of which is of record in Plat Cabinet 1, Slide 118-A, Register's Office, Macon County, Tennessee, reference to which is here made for a more complete description.

Being the same property conveyed to Jeremy Barbour, by Warranty Deed from Dennis Colter and wife, Paulette Colter, of record in Book RB71, Page 420, in the Register's Office of Macon County, Tennessee, dated February 05, 2019, and recorded on February 06, 2019.

This is improved property located at: **146 Garden Drive, Lafayette, TN 37083**

This conveyance is made subject to 1) Property taxes for the year 2024 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 their 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, 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.

DI 01
RICKY SHOULDER
ASSESSOR OF PROPERTY
391
MAP GP C-MAP PARCEL
COMPLETE
SPLIT
15.00

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of March, 2024.

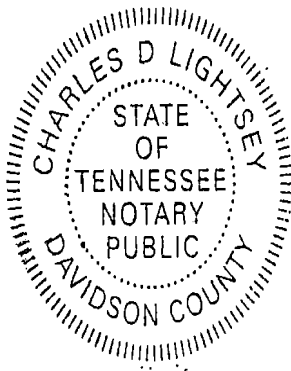
GRANTOR:

Jeremy Barbour

STATE OF TENNESSEE
COUNTY OF SUMNER

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

WITNESS my hand and seal at office this 6th day of March, 2024.



Notary Public

My Commission expires:

3/3/26

BK/PG: RB200/125-126

24000861

2 PGS:AL-WARRANTY DEED	
MELANIE BATCH: 65160	
03/07/2024 - 12:19:14 PM	
VALUE	190000.00
MORTGAGE TAX	0.00
TRANSFER TAX	703.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	716.00

STATE OF TENNESSEE, MACON COUNTY
CYNTHIA JONES
REGISTER OF DEEDS