WARRANTY DEED

Karen Johnson Davidson County
Batch# 360981 DEEDWARR
02/21/2020 09:08:00 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20200221-0019257

File No. DH0006313

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of February, 2020.

Notary Public

MY COMMISSION EXPIRES: 8/1/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alyssa Sutton	Movement Mortgage, LLC	
(NAME)	(NAME)	
1413 McKennie Avenue	8024 Calvin Hall Road	083-02-0-010.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206	Indian Land SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Kelly Ross, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alyssa Sutton, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, 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. 22 on the Plan of H.M. Doak's Subdivision of record in Plat Book 332, Page 22, 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 Kelly Ross and Donna L. Horton, both unmarried, tenants in common with rights of survivorship by Warranty deed from Mary E. Robinson, unmarried of record in Instrument No. 20030331-0041751 Register's Office for Davidson County, Tennessee, dated March 28, 2003 and recorded on March 31, 2003. (Value of consideration shown in aforementioned deed $55,000.00.).

Being the same property conveyed to Kelly Ross, unmarried by Quitclaim deed from Kelly Ross and Donna L. Horton of record in Instrument No. 20060109-0002882 Register's Office for Davidson County, Tennessee, dated December 19, 2006 and recorded on January 09, 2006. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Kelly Ross, a single person, Donna L. Horton, a single person by Quitclaim deed from Kelly Ross, a single person of record in Instrument No. 20100923-0075899 Register's Office for Davidson County, Tennessee, dated September 15, 2010 and recorded on September 23, 2010. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Kelly Ross, unmarried by Quitclaim deed from Donna L. Horton, unmarried of record in Instrument No. 20150812-0080907 Register's Office for Davidson County, Tennessee, dated August 06, 2015 and recorded on August 12, 2015. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 1413 McKennie Avenue Nashville, Tennessee 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1413 McKennie Avenue, Nashville, TN 37206

(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20th day of February, 2020.

Kelly Ross

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kelly Ross, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 20th day of February, 2020.

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

Notary Public

My commission expires:

RETURN RECORDED DOCUMENT TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206