Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is ~~$215,000.00~~ $214,900.00

Affiant

Subscribed and sworn to before me, this 28th day of May, 2020.

Notary Public
My commission expires:

Karen Johnson Davidson County
Batch# 408373 **DEEDWARR**
06/01/2020 08:39:15 AM 2 pgs
Fees: $13.00 Taxes: $795.13

20200601-0055829

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2021

02-2002-50816

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Sunnie Ray 5170 Hickory Hollow Parkway #265 Antioch TN 37013	Movement Mortgage, LLC 8024 Calvin Hall Rd Indian Land, SC, 29707	163-05-0-B-069.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Powanda L. Anthony, married, and, Brittany D. Anthony, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sunnie Ray, an unmarried woman,** hereinafter called the Grantees, their successors 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 Unit No. 69, on a Horizontal Property Regime (Private Element), Phase II, Mill Park (Formerly Hickory Hollow Townhomes), of record in Instrument No. 20000706-0066999, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Powanda L. Anthony, a married woman and Brittany D. Anthony, an unmarried woman by Quitclaim Deed from Powanda L. Anthony, a married woman, who acquired title as an unmarried woman and Brittany D. Anthony, an unmarried woman dated October 21, 2017, recorded November 2, 2017, of record in Instrument No. 20171102-0112790, Register's Office for Davidson County, Tennessee.

Donald T. Calhoun, spouse of Powanda L. Anthony, joins in the execution of this instrument to convey his marital interest, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **5170 Hickory Hollow Parkway #265, Antioch, TN 37013.**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: D-AR-20-5170-265

WITNESS my hand this 28th day of May, 2020.

Powanda L. Anthony

Brittany D. Anthony

Donald T. Calhoun

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Powanda L. Anthony and Donald T. Calhoun and Brittany D. Anthony**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 28th day of May, 2020.

Notary Public

My Commission expires: 2/19/24

Carol M Holmes
State
Of
Tennessee
Notary
Public
County of Rutherford