This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

Karen Johnson Davidson County
Batch# 419277 DEEDWARR
06/18/2020 01:43:19 PM 2 pgs
Fees: $13.00 Taxes: $1,064.68
20200618-0064434

ADDRESS NEW OWNER:
Michael Thomas Pote
Maxwell Avidan Pote,
704 William Howard Place
Nashville, TN 37209

SEND TAX BILL TO:

MOVEMENT MORTGAGE, LLC
8024 CALVIN HALL ROAD
INDIAN LAND, SC 29707

MORTGAGEE:
MOVEMENT MORTGAGE, LLC
8024 CALVIN HALL ROAD
INDIAN LAND, SC 29707

MAP 090120B002.00
CTRL MAP
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named , and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jessica L. Schneider Jones, married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Michael Thomas Pote, married, and Maxwell Avidan Pote, unmarried, as tenants in common with right of survivorship**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being all of **Lot No. 2**, on the **Final Plat, Hodges Estates, a Planned Unit Development**, as shown by plat and survey of record in Book 11700, page 33, of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jessica L. Schneider, unmarried, by Warranty Deed dated April 19, 2006 from Jonathan J. James and Olga G. James, husband and wife, appearing of record in Instrument No. 20060424-0046245, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2020 and subsequent years.

This is **improved** property known as **704 William Howard Place, Nashville, Tennessee 37209.**

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Taylor H. Jones, the husband of Jessica L. Schneider Jones, joins in this instrument for the purpose of conveying any and all rights he may have in and to said property, marital or otherwise, to the GRANTEES.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-P-20-704

WITNESS OUR HANDS, this the **12th** day of **June, 2020**.

Jessica L. Schneider Jones

Taylor H. Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jessica L. Schneider Jones and Taylor H. Jones**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 12th day of June, 2020.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 7/26/2021

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $287,750.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of June, 2020.

Briana Gage
NOTARY PUBLIC

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2024

My Commission Expires: 1/8/24

File No. 20066053