Karen Johnson Davidson County
Batch# 443328 DEEDWARR
07/23/2020 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,146.63
20200723-0081337

WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$309,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Janice C. Merrick 121 Harpeth Trace Summit Nashville, TN 37221	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	143-03-0D-121.00CO

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Patricia P. Blackwell, married and husband, Leonard T. Blackwell,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Janice C. Merrick, a single woman**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 121 in a Horizontal Property Regime located on the Plan of Harpeth Trace Condominiums, as of record in Book 5050, Page 47, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Patricia P. Blackwell, married and husband, Leonard T. Blackwell by Warranty Deed from W. Wesley Eckenfelder, unmarried, dated 06/24/2004, and recorded 06/25/2004, of record in Deed Instrument 200406250075993, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 121 Harpeth Trace Summit, Nashville, TN 37221

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/our hand(s) this the 22nd day of July, 2020.

Patricia P. Blackwell
by Leonard T. Blackwell as Attorney in Fact

Patricia P. Blackwell
by Leonard T. Blackwell, Attorney in Fact

Leonard T. Blackwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Leonard T. Blackwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Patricia P. Blackwell, the within named bargainor, and that he as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Patricia P. Blackwell, the bargainor, by the said Leonard T. Blackwell, as Attorney in Fact.

Witness my hand and official seal, this the 22nd of July, 2020.

Lee E. Cranford

Notary Public

My Commission Expires: 11/6/2023

LEE E. CRANFORD · NOTARY PUBLIC AT LARGE · STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, the undersigned, a Notary Public for the State and County, do hereby certify that Leonard T. Blackwell personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 22nd of July, 2020.

Lee E. Cranford

Notary Public

My Commission Expires: 11/6/2023

LEE E. CRANFORD · NOTARY PUBLIC AT LARGE · STATE OF TENNESSEE

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/3/23
Notary' Seal (if on paper)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY