Karen Johnson Davidson County
Batch# 448282 DEEDWARR
08/03/2020 07:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,089.65
20200803-0084898

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,500.00.

Alyssa Danielle Golden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2020.

Robert L Scruggs
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 6, 2021

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2020-6221-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NO.(S)
Alyssa Danielle Golden	Movement Mortgage, Inc.	060 06 0 009.00
(NAME)	(NAME)	
3017 Richmond Hill Drive	8024 Calvin Hll Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Ninety-Four Thousand Five Hundred And No/100 Dollars ($294,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ALEX HOLDING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND XAC PROPERTIES, LLP, A TENNESSEE LIMITED LIABILITY PARTNERSHIP,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alyssa Danielle Golden, an unmarried woman and Ryan Grant, an unmarried man, as joint tenants 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:

Land in Davidson County, Tennessee, being Lot No. 117, on the Plan of Hillhurst Acres, Section 1, as shown on plat of record in Deed Plat Book 2331, Page 50 and 51, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Alex Holding, LLC, a Tennessee Limited Liability Company and XAC Properties, LLP, a Tennessee Limited Liability Partnership by Warranty Deed from Johnnie M. Welch, unmarried recorded 2/20/2020 in Instrument No. 20200220-0018842, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3017 Richmond Hill Drive, Nashville, TN 37207
(House No.) (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 our hands this 31st day of July 2020

Alex Holding, LLC, a Tennessee limited liability company

BY: Gene Kamarasy, MM
Gene Kamarasy, Managing Member

XAC Properties, LLP

BY: John McKinley Williams
John McKinley Williams, General Partner

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Eugene K. Kamarasy,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member (or other officer authorized to execute the instrument) of **Alex Holding, LLC,** the within named bargainor, a limited liability company, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member, (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 8/1/22

STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared **John McKinley Williams,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the General Partner of **XAC Properties, LLP,** the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal, this 31st day of July, 2020

NOTARY PUBLIC My Commission Expires: 8/1/22

Tennessee Certification of Electronic Document

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Robert L Scr

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name

state, Robert L. Scruggs, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

