Karen Johnson Davidson County
Batch# 454690 DEEDWARR
08/12/2020 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,635.40
20200812-0089632

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $442,000.00.

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

Julie Baily
Affiant

Subscribed and sworn to before me, this 5th **day of** ~~July~~ August, **2020.**

Carmen Coats
Notary Public
My commission expires:

07-2007-87210

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Farrah Usmani 4201 Kings Court Nashville TN 37218	Movement Mortgage, LLC 8024 Calvin Hall Rd. Indian Land, SC 29707	058-15-0-016.00

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, **Pecan Valley Properties, LLC**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Farrah Usmani and Adam Grover, wife and husband,** 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 Lot No. 7, on the Plan of Royal Crest Subdivision, of record in Book 3700, Page 86, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Pecan Valley Properties, LLC by deed from Celia Hughes and Justin Hughes, dated January 29, 2020, recorded February 5, 2020, of record in Instrument No. 20200205-0013285, Register's Office for Davidson County, Tennessee.

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 **4201 Kings Court, Nashville, TN 37218.**

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.

WITNESS my hand this 30 day of July, 2020.

Pecan Valley Properties, LLC

Polyxena A. Winecoff, Member

Christopher S. Hellmann, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Polyxena A. Winecoff and Christopher S. Hellmann,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are both Members of Pecan Valley Properties, LLC and they are both authorized by Pecan Valley Properties, LLC to execute this instrument on its behalf.

Witness my hand in Brentwood, TN, this 30 day of July, 2020.

HOUSTON L. LYLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission expires: 07/24/2023

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022