20201538R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $550,000.00. Madelmie Scott Affiant Subscribed and sworn to before me, this the 20th day of August, 2020. Rozalind Ruth Notary Public My commission expires: 1/3/2023

Karen Johnson Davidson County
Batch# 461735 DEEDWARR
08/21/2020 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20200821-0094546

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20-8259

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	**Send Tax Bills To:**	Information for Reference Purposes:
Carrie Elkin and Daniel Schmidt	**Movement Mortgage, LLC**	**061-16-0-184**
4003 Kennedy Avenue	**8024 Calvin Hall Rd.**	
Nashville, TN 37216	**Indian Land, SC 29707**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Katherine Valdes and Michael Valdes, wife and husband

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel Aaron Schmidt and Carrie Lynn Elkin, husband and wife, and Kenneth Ray Clayton, Jr. and Sarah Lynn Clayton, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being parts of Lots Nos. 49, 50, 51, and 52, of Block "C" on the Map of the Re-subdivision of Sunnymeade, as of record in Book 974, Pages 56 and 57, Register's Office for said County, described together according to a survey made by T. R. Sanford, Surveyor, June 16, 1959, as follows:

Beginning on the Westerly margin of Kennedy Street at a point 175 feet North of the Northerly margin of Ardee Avenue; thence Westwardly and parallel with the Northerly margin of Ardee Avenue, 98.2 feet to the line between Lots Nos. 50 and 51; thence with said line, Northwardly 25 feet; thence Westwardly and parallel with the Northerly margin of Ardee Avenue, 100 feet to the line between Lots Nos. 48 and 49; thence with said line, Northwardly 54.4 feet to the Southwest corner of the property conveyed to Mrs. Martha Miner, by deed from T. W. Lunsford and wife, of record in Book 1914, page 619, said Register's Office; thence with the Southerly line of said Miner property, Eastwardly 195.8 feet to the Westerly margin of Kennedy Street; thence with said Street, Southwardly 79.4 feet to the beginning.

Being the same property conveyed to Katherine Valdes and Michael Valdes, wife and husband by Warranty deed from Nancy Cleppe, a married woman, and Harold Weigel aka Harold Wiegel a married man of record in Instrument No. 20170620-0061859 Register's Office for Davidson County, Tennessee, dated June 16, 2017 and recorded on June 20, 2017.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_x_) unimproved (_) property known as 4003 Kennedy Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF 20th day of August, 2020:



Katherine Valdes

Michael Valdes

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Katherine Valdes and Michael Valdes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 20th day of August, 2020.

My Commission Expires: 10/2/2023

Beth Thomas
Notary Public

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

