WARRANTY DEED

Karen Johnson Davidson County
Batch# 469151 **DEEDWARR**
09/03/2020 10:44:46 AM 2 pgs
Fees: $13.00 Taxes: $1,479.63

20200903-0100410

R-VRES-20-4114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-06-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Julia R. Ryan and Matthew Ryan Jerome Eugene Szewczynski	**Movement Mortgage, LLC**	
(NAME) **4114 Rockdale Avenue**	(NAME) **8024 Calvin Hall Road**	**132-01-0-016.00-CO**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) **Indian Land, SC 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JODY D. MORE, MARRIED AND HUNTER BRIGGS MORE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JULIA R. RYAN AND MATTHEW RYAN, WIFE AND HUSBAND AND JEROME EUGENE SZEWCZYNSKI, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Northerly 26 feet of Lot No. 5 and the Southerly 34 feet of Lot No. 4 of Block 15, on the Map of College Park, as of record in Book 843, Page 29, Register's Office for said county.

Said parts of said lots adjoin and front together 60 feet on the Easterly side of Rockdale Avenue, and extends back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Hunter Briggs More, unmarried, and Jody D. More, married, as Tenants in Common with the right of survivorship by Warranty deed from Carolyn Frankum, unmarried of record in Instrument No. 20190812-0080347 Register's Office for Davidson County, Tennessee, dated August 09, 2019 and recorded on August 12, 2019.

The above-described property has never been the primary or marital residence of grantor Jody D. More herein.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 843, Page 29, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 844, Page 440, Book 1040, Page 651 and Book 1104, Page 338, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3921, Page 616, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4114 Rockdale Avenue, Nashville, Tennessee 37204**.

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 hand(s) this the 31st DAY OF AUGUST, 2020.

Jody D. More

Hunter Briggs More

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JODY D. MORE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of August, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HUNTER BRIGGS MORE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of August, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212