Karen Johnson Davidson County
Batch# 488646 DEEDWARR
10/02/2020 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,553.63
20201002-0114439

20201648R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $419,900.00. Affiant Subscribed and sworn to before me, this the 2nd day of October, 2020. Notary Public My commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

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

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Jonathan Michael Keller and Sophia Mahalia Keller	Movement Mortgage, LLC	**072-03-0-183.00**
1126 Howard Avenue	8024 Calvin Hall Road	
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,

Crystal A. Lumm, married

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

Jonathan Michael Keller and Sophia Mahalia Keller, 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 the East one-half of Lot No. 136 on the Plan of Inglewood Place as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 136 fronts 50.0 feet on the Southerly side of Howard Avenue and runs back between parallel lines, with the West line of Lot No. 137 in said subdivision, 205.0 feet to the North line of Lot No. 122 in said subdivision.

Being the same property conveyed to Margaret R. Sherrill by Warranty deed from Turner H. Todd, married of record in Instrument No. 20030912-0134510 Register's Office for Davidson County, Tennessee, dated September 12, 2003 and recorded on September 12, 2003.

Being the same property conveyed to Margaret Sherrill Trust by Quitclaim deed from Margaret Sherrill, unmarried of record in Instrument No. 20180809-0078700 Register's Office for Davidson County, Tennessee, dated August 09, 2018 and recorded on August 09, 2018.

Being the same property conveyed to Crystal A. Lumm, a married person by Warranty deed from Kerlin Richter, Trustee of the Margaret Sherrill Trust , dated August 9, 2018 of record in Instrument No. 20181219-0123204 Register's Office for Davidson County, Tennessee, dated December 07, 2018 and recorded on December 19, 2018.

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 1126 Howard 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 2nd day of October, 2020:

Crystal A. Lumm

Crystal A. Lumm

Kirk Lumm **

** *Kirk Lumm, spouse of Crystal A. Lumm, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.*

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

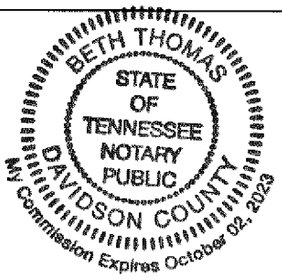
Personally appeared before me, a Notary Public of said County and State, Crystal A. Lumm and Kirk Lumm, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 2nd day of October, 2020.

My Commission Expires: 10/2/2023

Beth Thomas

Notary Public



Certificate of Authenticity

I, Robert L. Scruggs, 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, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

My Commission Expires: 1.3.2022.