WARRANTY DEED

Karen Johnson Davidson County
Batch# 507530 **DEEDWARR**
11/02/2020 03:25:34 PM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20201102-0128046

Y-SB-SRN-20-1217

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
Padrick Maxwell Mullen **Michael P. Mullen** **Monica Cutler**	**Movement Mortgage, LLC**	
(NAME) **1217 Kirkland Avenue**	(NAME) **8024 Calvin Hall Road**	**072-07-015.00**
(ADDRESS) **Nashville, TN 37216**	(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, **RYAN L. BLOCHER AND WIFE, KATHRYN E. BLOCHER**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PADRICK MAXWELL MULLEN, AN UNMARRIED MAN AND MICHAEL P. MULLEN, A MARRIED MAN AND MONICA CUTLER, AN UNMARRIED WOMAN EACH AS TO AN UNDIVIDED 1/3 INTEREST AND ALL AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, 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:

Being the Westerly 50 feet of Lot No. 29 on the Plan of Inglewood Place, of record in Book 332, page 101, Register's Office for said County.

Said part of said Lot No. 29 fronts 50 feet on the Northerly side of Kirkland Avenue and runs back between parallel lines 189.75 feet to a dead line.

Being the same property conveyed to Ryan L. Blocher and wife, Kathryn E. Blocher by Warranty deed from Marie Craft and Russell Donald Kimber and Sandra Fay Mosley, Hiers at Law of Nellie Kimber, deceased of record in Instrument No. 20100819-0065675 Register's Office for Davidson County, Tennessee, dated August 17, 2010 and recorded on August 19, 2010. (Value of consideration shown in aforementioned deed $74,500.00.) Being also known as 1217 Kirkland Avenue Nashville, Tennessee 37216.

Affidavit of Heirship filed of record in Instrument No. 20100819-0065674, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 101, 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: **1217 Kirkland Avenue, Nashville, Tennessee 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 hand(s) this the 30th DAY OF OCTOBER, 2020.

Ryan L. Blocher

Kathryn E. Blocher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN L. BLOCHER, 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 30th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHRYN E. BLOCHER, 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 30th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212