WARRANTY DEED

Karen Johnson Davidson County
Batch# 508907 DEEDWARR
11/04/2020 01:49:30 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50
20201104-0129337

Y-SB-BM-20-3524A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

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

ANGELA G. BAILSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

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)
Katherine A. Shortle	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**133-06-0A-001.00-CO**
3524 A Sanford Ave	**8024 Calvin Hall Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**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, **TARA MORGAN SASSER, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHERINE A. SHORTLE, AN UNMARRIED WOMAN**, 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 Unit No. A of Sanford Avenue Residences I, and described in a Declaration of Covenants, Conditions and Restictions on of record in Instrument No. 20170821-0085415, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Tara Morgan Sasser, an unmarried woman by Warranty deed from Infinium Builders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181105-0109627 Register's Office for Davidson County, Tennessee, dated October 31, 2018 and recorded on November 05, 2018.

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 547, Page 24, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20170821-0085415, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 731, Page 745, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20170906-0091522, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement for Shared Driveway of record in Instrument Number 20170829-0088448, 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: **3524 A Sanford Ave, Nashville, Tennessee 37211**.

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.

Tara Morgan Sasser by Paul Hinman, Attorney-In-Fact

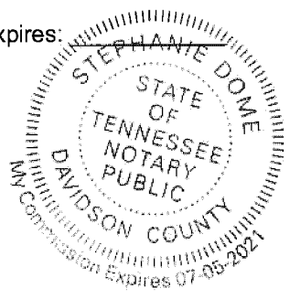
Power of Attorney filed of record in Instrument Number _____,Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TARA MORGAN SASSER, and who acknowledged he/she/they executed the same as the free act and deed of the said TARA MORGAN SASSER.

Witness my hand and official seal, this the 30th of October, 2020.

Notary Public
My Commission Expires:
(SEAL)



True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

