This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-9883-AP

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of December, 2020.

Notary Public
My Commission Expires: 7.5.2021

Karen Johnson Davidson County
Batch# 539736 DEEDWARR
12/21/2020 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20201221-0151577

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Laura Revolinski 898 W Sharpe Ave Nashville, TN 37206	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	082-04-0-210

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michael Pace**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Laura Revolinski, a single woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Lot No. 8 and 9 on the Plan of Thomby Place, of 7 record in Plat Book 332, Page 3, in the Register's Office for Davidson County, Tennessee.

A new survey has been obtained for the purpose of providing a more accurate description of the property and the new legal description is set forth as follows, to-wit:

BEING a tract of land in the 5th Civil District of Davidson County, Tennessee, and being parts of Lots 8 and 9 on the Plan of Thomby Place, of record in Book 332, Page 3, Register's Office for Davidson County, Tennessee and more particularly described as follows:

BEGINNING at an iron pin in concrete, in the southern right-of—way of Sharpe Avenue, being the northeast comer of a tract owned by Al Smith et ux, as of record in Book 5683, Page 242 in the Register‘s Office for Davidson County, Tennessee, and being the northwest comer of this tract, THENCE with said right-of-way of Sharpe Avenue, S 90 deg. 00 min. 00 sec. E 50.00' to an iron pin (N); THENCE S 22 deg. 54 min. 53 sec. E 30.00' to a new ,iron pin set in the westerly right-of-way of McFerrin Avenue, THENCE with said right-of—way S 27 deg. 14 min. 23 sec. W 82.01' to an iron pin (0) also being the northeast comer of a tract owned by James Patterson as of record in Book 7751, Page 162, in the Register‘s Office for Davidson County, Tennessee, THENCE N 80 deg. 00 min. 00 sec. 44.99‘ to an iron pipe, THENCE N 10 deg. 00 min. 00 sec. B 103.51' to the point of beginning containing 6015.88 sq. feet, more or less, as per a survey by C & K Surveyors, R.L.S. #2395 dated 5/28/2015

Being the same property conveyed to Michael Pace, by deed from Daniel Loper, of record in Instrument No. 20160331-0030374, Register's Office for Davidson County, Tennessee, dated March 22, 2016 and recorded on March 31, 2016.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This improved property located at: **898 W Sharpe Avenue, Nashville, TN 37206.**

This conveyance is made subject to 1) Property taxes for the year 2021 and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of December, 2020.

GRANTOR:

Michael Pace

STATE OF Illinois
COUNTY OF Monroe

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Pace, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of December, 2020.

"OFFICIAL SEAL"
TRISHA L. BODE
Notary Public, State of Illinois
My Commission Expires 05/16/22

Trisha L. Bode
Notary Public
My Commission expires: 05/16/22

202012210151577

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022