Karen Johnson Davidson County
Batch# 544629 DEEDWARR
01/04/2021 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20210104-0000684

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $279,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th day of December, 2020.

NOTARY PUBLIC

My commission expires: 4-13-22

MORGAN O'NEILL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Trisha Lynn Bahnsen and Kristopher Samuel Klimczak	Movement Mortgage, LLC	142-05-0C-034.00 CO
(NAME)	(NAME)	
1029 Todd Preis Drive	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Indian Land, SC 29707	

Warranty Deed

For and in Consideration of the sum of $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 **Kelly J. Pease, Sr. a single person,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Trisha Lynn Bahnsen and Kristopher Samuel Klimczak, tenants by the entirety**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. U -403 , together with the Carport No. U -403 -C, in River Plantation, Section Four, A Condominium, a Horizontal Property Regime, located on Todd Pries Drive, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Four, Condominium Apartments, recorded in Book 4860, pages 17, 18 and 19, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4892, page 440, amended in Book 4956, page 756, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to KELLY J. PEASE, SR. AND WIFE, STACIE L. PEASE, by deed from MARY BRIGHT HATHCOCK, UNMARRIED, of record in Instrument No. 20000727-0074255 , dated July 26, 2000 , said Register's Office. Being further conveyed to KELLY J. PEASE , SR. , A SINGLE PERSON, by quitclaim deed from KELLY J. PEASE , SR. AND STACIE L. PEASE, of record in Instrument No. 20120223-0015600, dated February 3, 2012, said Register's Office.

This property is __unimproved _X_improved property known as: 1029 Todd Preis Drive, Nashville, TN 37221.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 29th day of December, 2020.

Kelly J. Pease Sr.

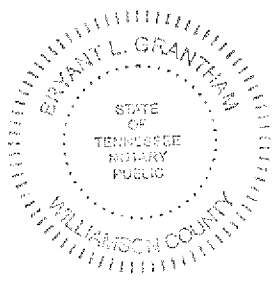
Kelly J. Pease, Sr.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelly J. Pease, Sr., the herein bargainor, 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 and official seal, this the 29th day of December, 2020.

Notary Public
My Commission Expires: 6-20-2021



CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY