WARRANTY DEED

Karen Johnson Davidson County
Batch# 547822 DEEDWARR
01/06/2021 09:27:30 AM 2 pgs
Fees: $13.00 Taxes: $810.30
20210106-0002242

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$219,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of December, 2020.

Notary Public

My commission expires:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 02-25-2023

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Shaina Cardwell	Movement Mortgage	**Map 173-05-0-A Parcel 184.00co**
1731 Red Jacket Drive	8024 Calvin Hall Rd.	
Antioch, TN 37013	Indian Land, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Rebekah C. Diller nka Rebekah D. Tait, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shaina Cardwell

HEREINAFTER CALLED THE GRANTEES, 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 all of Lot No. 184 on the Plan of Barnes Crossing Planned Unit Development, as shown by Master Deed of record in Instrument No. 20050721-0084791, re-recorded in Instrument No. 20050805-0092480, and amended of record in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, of the Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Rebekah C. Diller, a single woman, by Warranty Deed dated June 29, 2016, from Nolan H. Lucas and Patricia L. Lucas, husband and wife, of record in Instrument No. 20160701-0067423, Register's Office for Davidson County, Tennessee. Rebekah C. Diller has since married and is now known as Rebekah C. Tait.

Kraig Tait, spouse of the above named Rebekah D. Tait, joins in this conveyance for the purpose of releasing any and all rights he/she may have in and to the above described property, including any marital rights and homestead exemption.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "A" to the Master Deed as shown in Instrument No. 20050721-0084791 and re-recorded in Instrument No. 20050805-0092480 and further amended in Instrument No. 20051114-0136938, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) All matters as shown on the P.U.D. Boundary Plat of Barnes Crossing of record in Instrument No. 20050128-0010427, said Register's Office. (3) Right-of-way Dedication to the Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20050811-0095171, said Register's Office. (4) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20131021-0109630, said Register's Office. (5) Master Deed and By-Laws and Charter of Barnes Crossing of record in Instrument No. 20050721-0084791, re-recorded in Instrument No. 20050805-0092480, and amended in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, said Register's Office. (6) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **1731 Red Jacket Drive, Antioch, TN 37013**

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 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. 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 **30th** day of **December, 2020.**

Rebekah C. Diller nka Rebekah D. Tait

Kraig Tait

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Rebekah C. Diller, nka Rebekah D. Tait, and Kraig Tait,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **December, 2020.**

Notary Public

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 Exp s: /22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY