This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10330-RR

Karen Johnson Davidson County
Batch# 560356 DEEDWARR
01/25/2021 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20210125-0010683

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 20th day of January, 2021.

Emily M. Dudley
Notary Public
My Commission Expires: 09-02-2024

EMILY MORGAN DUDLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andrew J. Reade and Kellie M. Reade 907 Beaumont Drive Madison, TN 37115	Movement Mortgage LLC 8024 Calvin Hall Rd Indian Land, SC 29707	051-03-0-129.00

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, **Andrew R. Kingery and Rachael Hester Kingery, FKA Rachael L. Hester, husband and wife, as joint tenants with right of survivorship**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Andrew J. Reade and Kellie M. Reade, husband and wife**, 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 Lot No. 59, on the map of Pleasant Acres, Section II, as of record in Book 2133, Page 75, as corrected in Book 2343, Page 525, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 59 fronts 80 feet on the East side of Beaumont Drive and runs back between lines 152.44 feet on the South line and 151.38 feet on the North line, to a dead line in the rear, measuring 80 feet thereon.

Being the same property conveyed to Andrew R. Kingrey, unmarried and Rachel L. Hester, unmarried as joint tenants with right of survivorship by Warranty deed from Mary Katherine Lovelace Trustee of the Irrevocable Trust Agreement of Nancy Ann Brimm Chambers, dated June 05, 2013 of record in Instrument No. 20140117-0004786 Register's Office for Davidson County, Tennessee, dated January 14, 2014 and recorded on January 17, 2014.

This is improved property located at: **907 Beaumont Drive, Madison, TN 37115**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 20th day of January, 2021.

GRANTOR:

Rachael Hester Kingery, FKA Rachael L. Hester

Andrew R. Kingery

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF Roanoke

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rachael Hester Kingery and Andrew R. Kingery, 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/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~20th~~ 16th day of January, 2021.

Keisha Brooks White
Notary Public
My Commission expires: June 30, 2021

KEISHA BROOKS WHITE
Notary Public
Commonwealth of Virginia
Registration No. 7550796
My Commission Expires Jun 30, 2021

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

