Karen Johnson Davidson County
Batch# 572566 DEEDWARR
02/11/2021 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $3,173.77
20210211-0019558

WARRANTY DEED

B-VRES-21-908

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $857,777.00.

Emily Dudley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF FEBRUARY, 2021.

Julie Bailey
Notary Public

MY COMMISSION EXPIRES: 9-2-2024
(AFFIX SEAL)

JULIE BAILEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024

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)
Brian Nock	Movement Mortgage, LLC	
(NAME)	(NAME)	**118-10-0-077.00**
908 Woodmont Blvd	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	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, **ROBERT LEE BECK, JR. AND WIFE, ANDREA MONTIS BECK,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN NOCK, AN UNMARRIED MAN,** 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 Lot No. 48 and the westerly 25 feet of Lot No. 49 on the Plan of Woodmont Boulevard Section of Marengo Park of record in Plat Book 1130, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 48 and part of Lot No. 49 front together 100 feet on the northerly margin of Woodmount Boulevard and runs back 443 feet on the westerly line and 372 feet more or less on the easterly line to the southerly margin of the right of way Glendale Car Line, measuring 122 feet, more or less, thereon.

Being the same property conveyed to Robert Lee Beck, Jr., and wife, Andrea Montis Beck by Warranty deed from Thomas D. Aders, and spouse, Virginia R. Aders of record in Instrument No. 20110623-0048360 Register's Office for Davidson County, Tennessee, dated June 15, 2011 and recorded on June 23, 2011. Robert Lee Beck, Jr. and Robert Beck, Jr. being one in the same person.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 62, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5321, Page 452, 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: **908 Woodmont Blvd, Nashville, Tennessee 37204**.

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 10th DAY OF FEBRUARY, 2021.

Robert Lee Beck, Jr. by Laura Mitchell, Attorney in Fact

Robert Lee Beck, Jr. by Laura Mitchell, Attorney in Fact

Andrea Montis Beck by Laura Mitchell, Attorney in Fact

Andrea Montis Beck by Laura Mitchell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, 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 ROBERT LEE BECK, JR. AND ANDREA MONTIS BECK, and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT LEE BECK, JR. AND ANDREA MONTIS BECK.

Witness my hand and official seal, this the 10th of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN FERRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022